



CLASS E BUSINESS UNITS AVAILABLE IN FULHAM  
**TO LET £6,500 PAX - £14,750 PAX**  
TOWNMEAD BUSINESS CENTRE, LONDON, SW6 2SZ





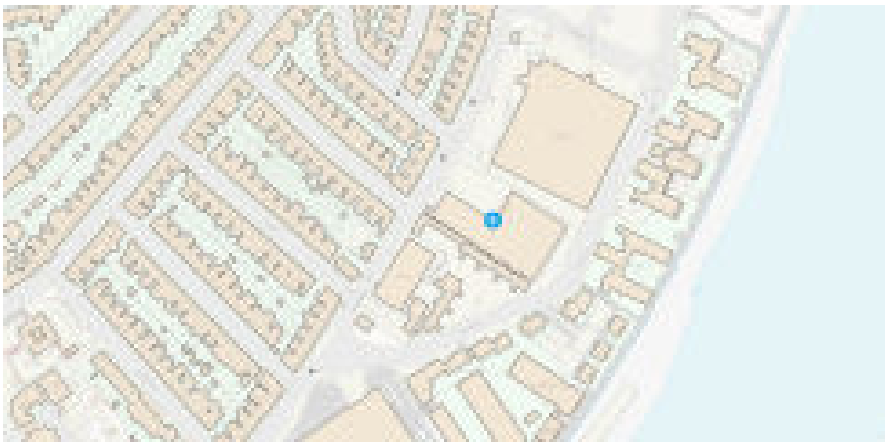
- BUSINESS UNITS (CLASS E) AVAILABLE IN SANDS END, FULHAM)
- SIZES RANGE FROM 213 SQ. FT. TO 810 SQ. FT. (SUBJECT TO AVAILABILITY)
- AMENITIES INCLUDE WC'S, KITCHENETTES, AND HYPEROPIC FIBRE BROADBAND
- FLEXIBLE OCCUPATION VIA LICENCE AGREEMENT
- PARKING AVAILABLE VIA PRIOR ARRANGEMENTS ON SITE

### Location

Townmead Business Estate is a mixed-use business park situated within the Sands End area in Fulham, just north of the River Thames. It benefits from good transport links, including bus routes 306 and 295 via Wandsworth Bridge Road (A207) and Townmead Road. Imperial Wharf Station (Overground and Southern Rail) is approximately 0.4 miles from the estate, and Fulham Broadway / Parsons Green are within 1 mile of the premises. Several key amenities are close by, including a large Sainsbury's superstore.

### Description

The estate is a versatile commercial hub designed for office, workshop and light industrial uses. There are a total of 40 units on the estate, situated within several two-storey purpose-built blocks. The units are located on either first or second floor, most of which are well-equipped for a range of commercial operations and benefit from kitchenettes, WC facilities and Hyperopic fibre broadband. The ground floor units have roller shutters for loading access. They have an electric supply, water and mains drainage connections. Parking is available on site.



### User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### Rent

The rents on the estate depend on size and location (ground or first floor). Subject to availability they start from £6,500pax with the highest value at £14,750pax. Rent is exclusive of service charge, utilities and business rates (if applicable).

### Terms

Occupation is subject to availability and is achieved via a flexible licence agreement with LBHF, suiting startups and smaller businesses. In most cases a 6-month rent deposit is required..

### Local Authority

London Borough of Hammersmith & Fulham.

### Legal

Each party to bear its own legal costs.

### VAT

The property has not been elected for VAT.

### AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

#### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



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### Accommodation, EPC, Rateable Value & Rent Schedule

The property offers the following (NIA) approximate dimensions

Unit	Area (Sq.Ft.)	Area (Sq. M)	Floor	Service Charge	EPC	Rateable Value	Rent (PA)
13	226	21	GF	£791	TBC	£4,750	£7,500
18	254	23.6	1st	£889	D (77)	£5,500	£6,858
24	239	22.2	1st	£837	D (88)	£5,100	£6,500
28	500	46.45	1st	£1,750	C (61)	£10,500	£13,500
34	304	28.24	1st	£1,064	C (73)	£6,100	£8,208
36	513	47.66	1st	£1,796	C (56)	£10,750	£13,850
38	304	28.24	1st	£1,064	D (100)	£6,100	£8,250





### Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors - 020 8748 6644.

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