



2c
SEAGROVE
ROAD
Fulham London
SW6 1RR

TO LET 1,784 sq ft

Ground Floor studio workspace suitable for a variety of uses, including artists studio space

LOCATION

The property is situated in an attractive courtyard development between Lillie Road and the Fulham Road. Seagrave Road provides restaurants, pubs, and hotels, as well as Brompton Park.

Within easy reach of Chelsea's famous Kings Road, Lots Road for antiques & the Chelsea Design Centre

TRANSPORT

West Brompton Station

Overground & Underground (District line) is a 3 min walk and only 0.1 miles

Earls Court Station

Underground (District & Picadilly line) is 8 min walk and only 0.4 miles

Fulham Broadway Station

Underground (District line) is a 14 min walk and only 0.8 miles

District line provides a quick route which provides direct access to Heathrow Airport. Fulham Road provides direct access to the A4 which offers routes to the M4 and M4 motorways.

1



2



4



6



7



LOCAL

1. The Prince - pub
2. The Lillie Langtry - pub
3. The Hoarder coffee
4. North Lodge - coffee
5. Tesco Express - supermarket
6. The Gym Group - gym
7. 222 Vegan Cuisine - restaurant

IN DETAIL



Ground floor access to 1st floor

DESCRIPTION

The property comprises of a ground and first floor, situated on Seagrave Road. The ground floor benefits from high ceilings and excellent open space. The first floor consists of two separate offices, with a staircase provided on the right-hand side of the ground floor. The property can be suitable for a variety of uses.



1st floor mezzanine office

Misrepresentation Act 1967: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT (Brochure date February 2023)



AMENITIES

- Central heating
- Alarm security system
- Meeting rooms
- Demised WC
- High ceiling

View of ground floor showing 1st floor to right

ACCOMODATION

1,784 sq ft (166 sq m)
ground & first floors

RENT

£25 per sq ft.

RATES

Approx. £9.50per sq ft (2022/23) to be confirmed through local authority

EPC

To be assessed

TERMS

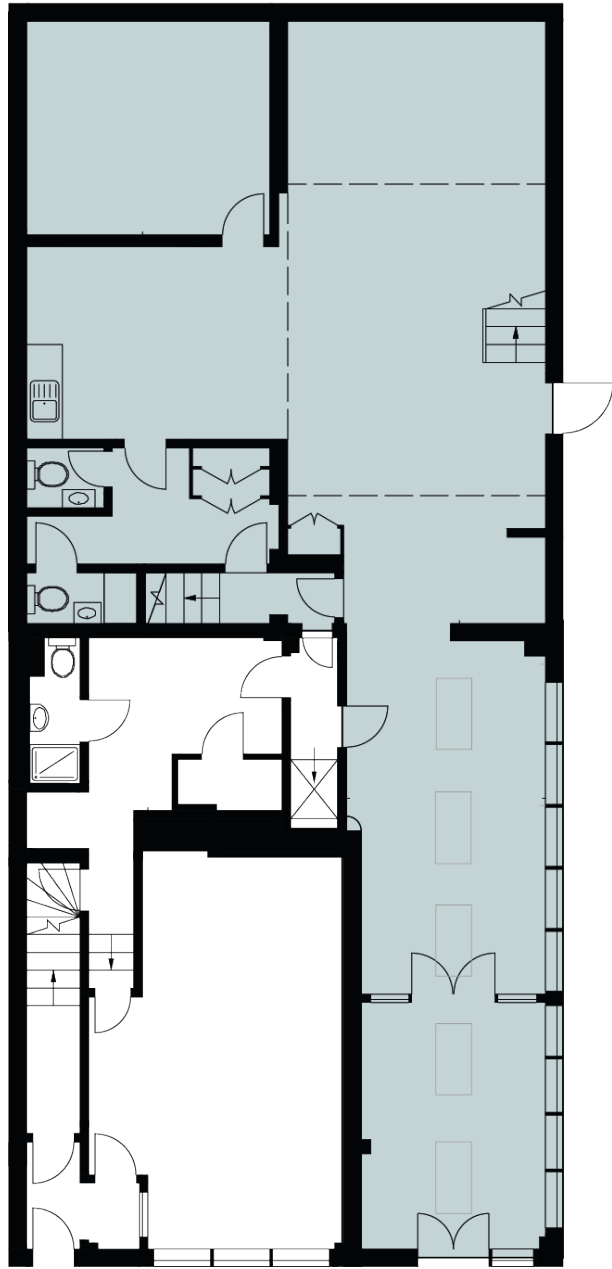
Available on a new lease direct from the freeholder.

CONTACT

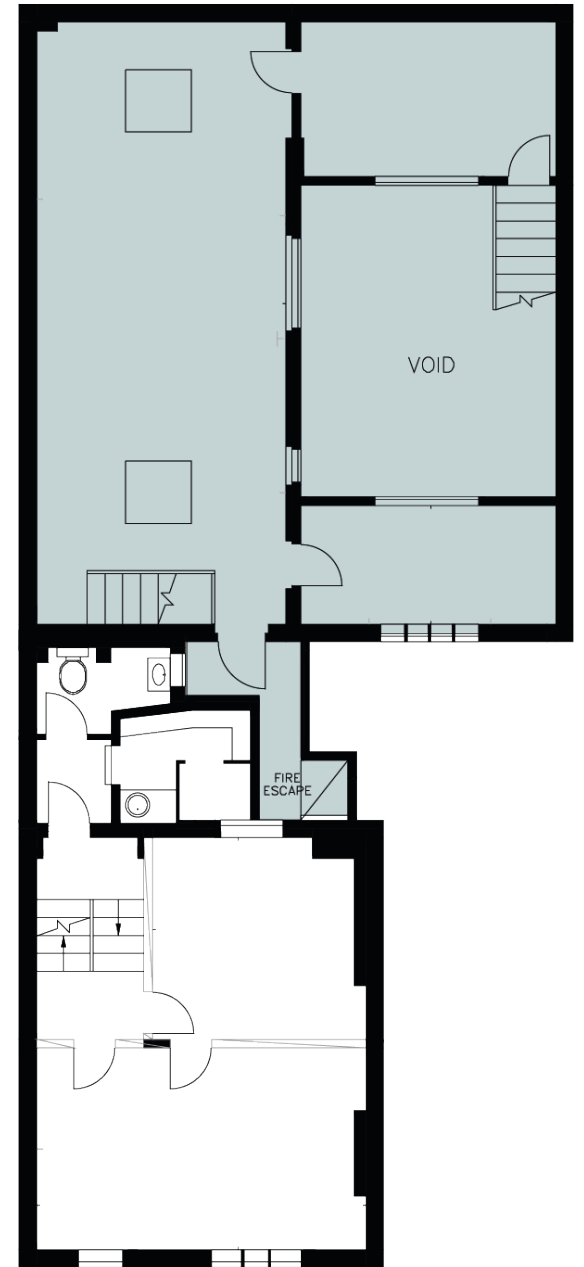
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PLANS



Ground floor
2C



First floor
2C