



5,821 sq ft  
Self-contained  
building

## HURLINGHAM BUSINESS PARK

UNIT 9 SULLIVAN ROAD  
FULHAM LONDON SW6 3DU

TO LET



Estate Entrance

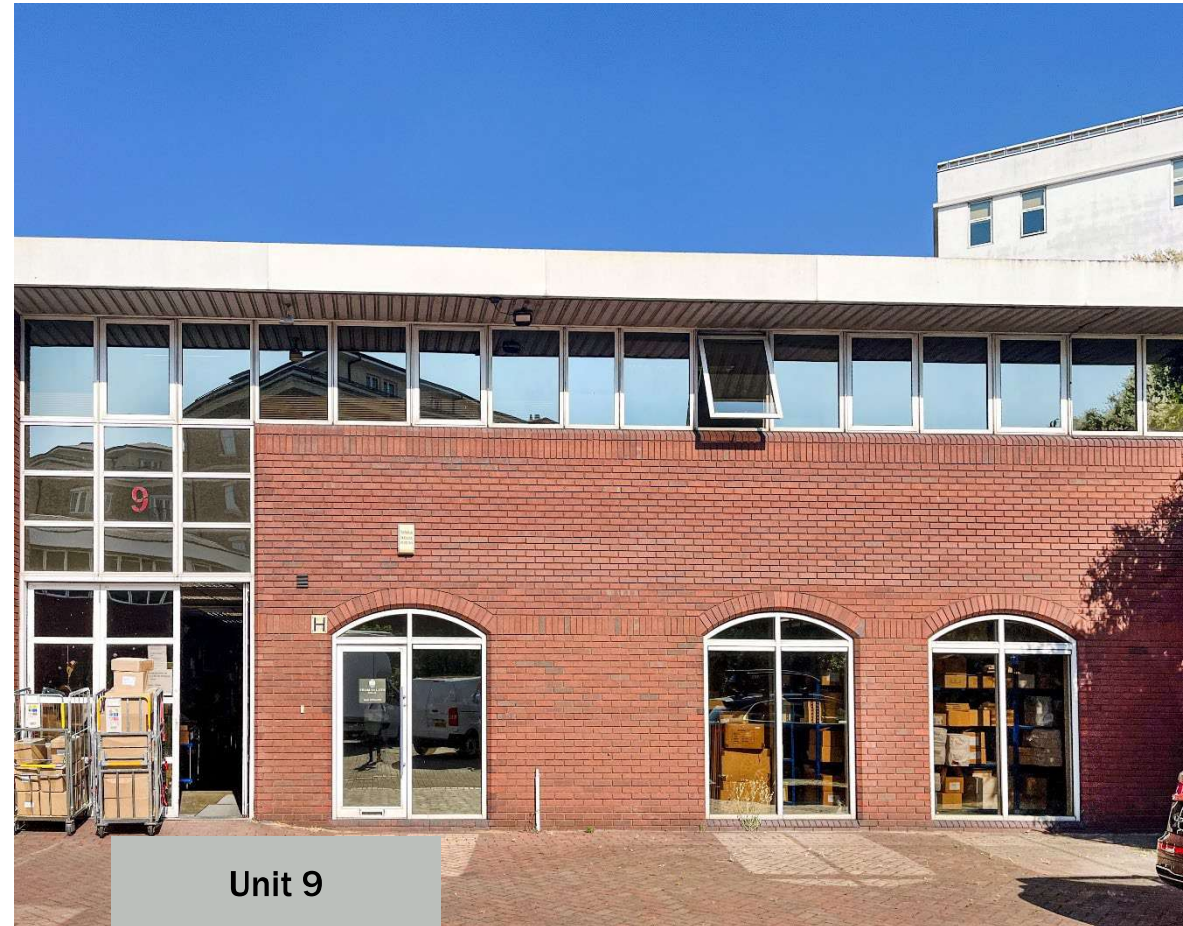
## THE ESTATE

The Property is part of an estate, comprising 20 units, known as Hurlingham Business Park, built in the 1980s as business / light industrial units. There is a large central carpark for shared use by all occupiers.

The Estate has a diverse occupier mix, including companies such as: Goldcrest Land PLC, Gucci Watches, London FA and Thomas Lyte (English luxury brand).

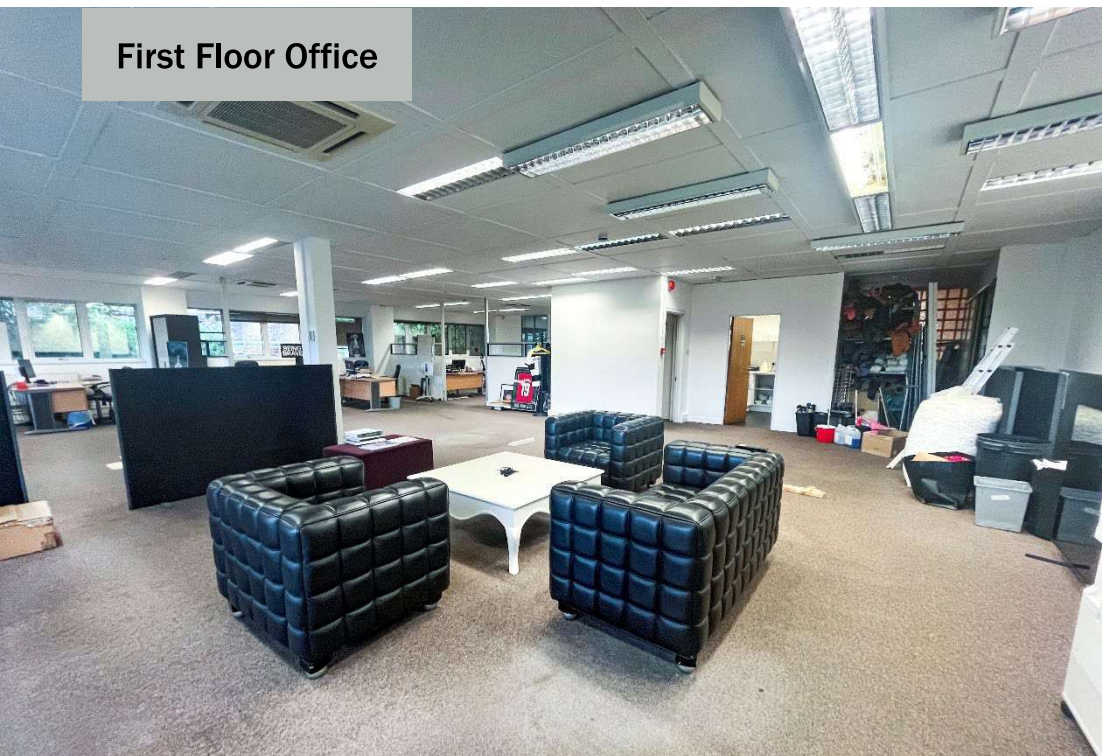


LOCATION PLAN



Unit 9

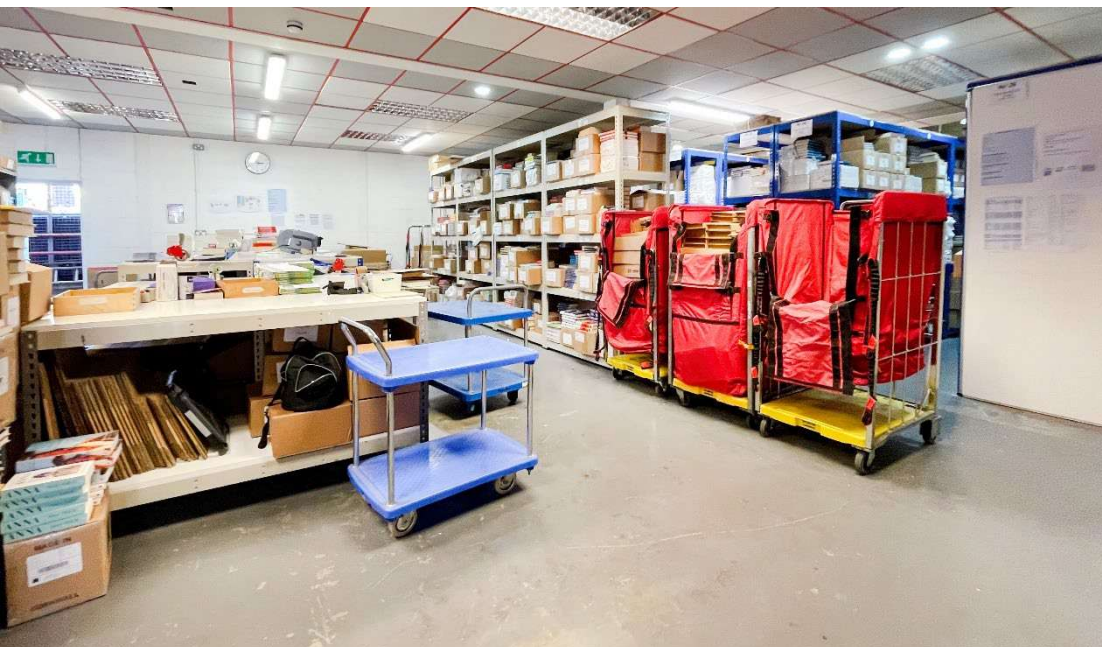
First Floor Office



### UNIT 9

The ground floor contains a meeting room facility, workspace and storage with good floor to ceiling heights (3.2 M). Connected by internal stair ways, the first-floor office is equipped with a modern fit-out, kitchenette, internal storage, and air conditioning as well as benefiting from good natural light. The property is of steel framed construction on two floors with cavity brick walls, double glazed windows and concrete flooring, under a shallow pitch panel clad roof.

**GENEROUS PARKING:** The unit benefits from 4 parking spaces in front of the property, in addition to the shared parking in the middle of the business park.



Ground Floor Workspace



First Floor boardroom



## LOCATION

Hurlingham Business Park is situated on Sullivan Road in the southern part of Fulham.

Excellent amenities including restaurants, cafes, and pubs, are located on the Wandsworth Bridge Road and the New Kings Road.

The Park has a diverse occupier mix, including companies such as: Neill Strain Floral Couture, Genesis Imaging printers, Gucci Watches, GO Mammoth and Thomas Lyte (luxury leather and silverware brand).

The prestigious Hurlingham Club and Harbour club, with tennis, gym and swimming pool facilities, are both within walking distance of the property.

## GETTING AROUND

Clapham Junction.....	19 mins
Waterloo.....	32 mins
Victoria.....	32 mins
Paddington.....	31 mins
Heathrow Terminals 1, 2 &3.....	51 mins

## PUBLIC TRANSPORT CONNECTIONS INCLUDE

**Parsons Green** (District Line)

0.8 miles 15 minute walk

**Putney Bridge** (District Line)

1.0 miles 18 minute walk

**Imperial Wharf Overground** (Overground trains)

1.0 miles 18 minute walk

**Wandsworth Town Overground** (Overground trains)

0.9 miles 17 minute walk



## ACCOMMODATION

FLOOR	SIZE SQ FT	SIZE SQ M	RENT PA
1 <sup>st</sup> floor	2,981	276.9	£96,882.50
Ground	2,840	263.8	£78,100.00
<b>Total</b>	<b>5,821</b>	<b>540.7</b>	<b>£174,982.50</b>

The whole property is available, or the first floor may be available to be leased separately.

## LEASE

A new lease is available for a term to be agreed direct from the freeholder.

## RENT breakdown

£32.50 per sq ft – first floor

£27.50 per sq ft – ground floor

## RATES

£9.68 per sq ft, to be confirmed with local authority.

## EPC

Rated C



**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 September 2023

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## SPECIFICATION

- Comfort cooling
- Car parking
- Modern lighting
- Concrete flooring
- Kitchenette
- Corner aspect