



Self-contained Mews Office

TO LET

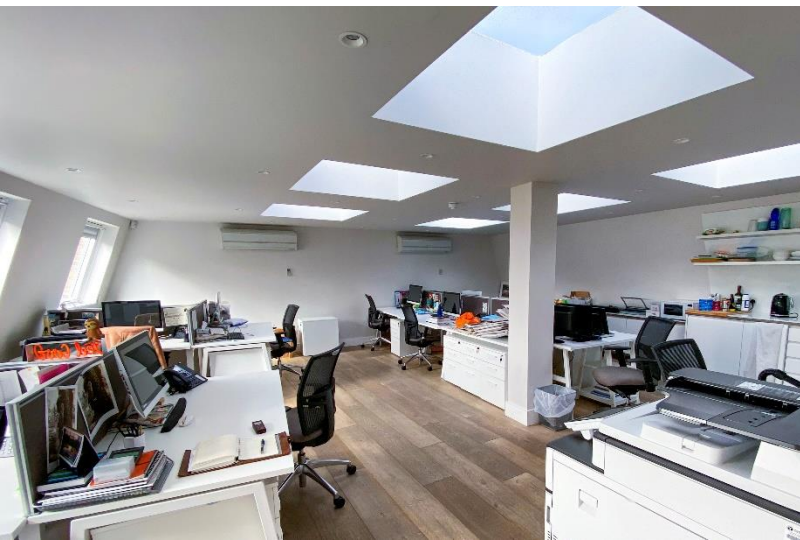
in its entirety or in part

749 Sq ft (69.5 Sq m) – 2,610 Sq ft (242.5 Sq m)

10 PETERBOROUGH MEWS PARSONS GREEN | FULHAM | SW6 3BL

Air-conditioned office space

E use class: Office, Medical, Retail



Open plan office with skylight ceiling



WC/shower room

Open plan office with kitchenette

Kitchenett



DESCRIPTION

The property is arranged over lower ground, ground and 2 upper floors to comprise a self-contained mews office building. It can be let in its entirety or individual floor and benefits from:

- Comfort heating and cooling
- Wood floors
- Kitchen
- Alarm system
- Excellent natural light
- Shower
- CCTV monitoring

ACCOMMODATION

| | |
|--------------------------|----------------------------------|
| Second Floor | 628 sq ft (58.3 sq m) |
| First Floor | 685 sq ft (63.65 sq m) |
| Ground Floor (reception) | 99 sq ft (9.23 sq m) |
| Ground Floor (office) | 449 sq ft (41.75 sq m) |
| Lower Ground Floor | 749 sq ft (69.5 sq m) |
| Total | 2,610 sq ft (242.48 sq m) |



LOCATION

The property is situated in a discrete mews off Peterborough Road, close to the junction with New Kings Road. Parsons Green Underground Station (District Line) is a 3 minute walk approximately.

The property is surrounded by an abundance of local amenities including Little Waitrose, The White Horse Pub, The Duke on the Green, Starbucks and Cote Brasserie. On Heathmans Road to the side of the property, there are numerous gyms, yoga and pilates studios.

KEY

1. Little Waitrose
2. Le Pain Quotidien & Co-op
3. The White Horse - Pub
4. Amuse Bouche & Champagne Bar
5. Cote Brasserie
6. Starbucks
7. Duke on the Green
8. Boma Green – Bar/Eatery
9. Slice Studio – fitness classes
10. Transition Zone / Absolute – fitness classes
11. The Hot Spot Yoga



Images: newly refurbished skylight ceiling and mews building entrance

| | |
|-----------------|---|
| RENT: | £42.50 per sq ft |
| TERMS: | A new lease on flexible terms directly from the landlord. |
| BUSINESS RATES: | Approx. £12.46 per sq ft (2023/2024) To be confirmed with local authority. |
| EPC | To be confirmed. |

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.
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CONTACT Shaun Wolfe

swolfe@frostmeadowcroft.com
020 8748 1200
www.frostmeadowcroft.com

frost
meadowcroft