

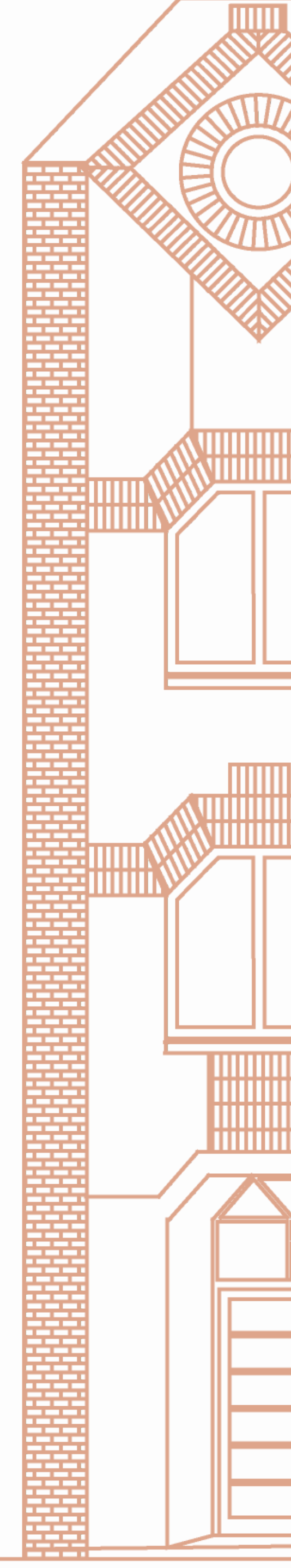
593-599 FULHAM ROAD

LONDON SW6

RIB

ROBERT IRVING BURNS

frost
meadowcroft





TO LET

Newly Refurbished, Bright Office Space
with Terraces in close proximity to
Fulham Broadway Station

1,824 sq ft
2,451 sq ft
2,616 sq ft

6,891 sq ft
1st, 2nd & 3rd Floor

hsbc.co.uk

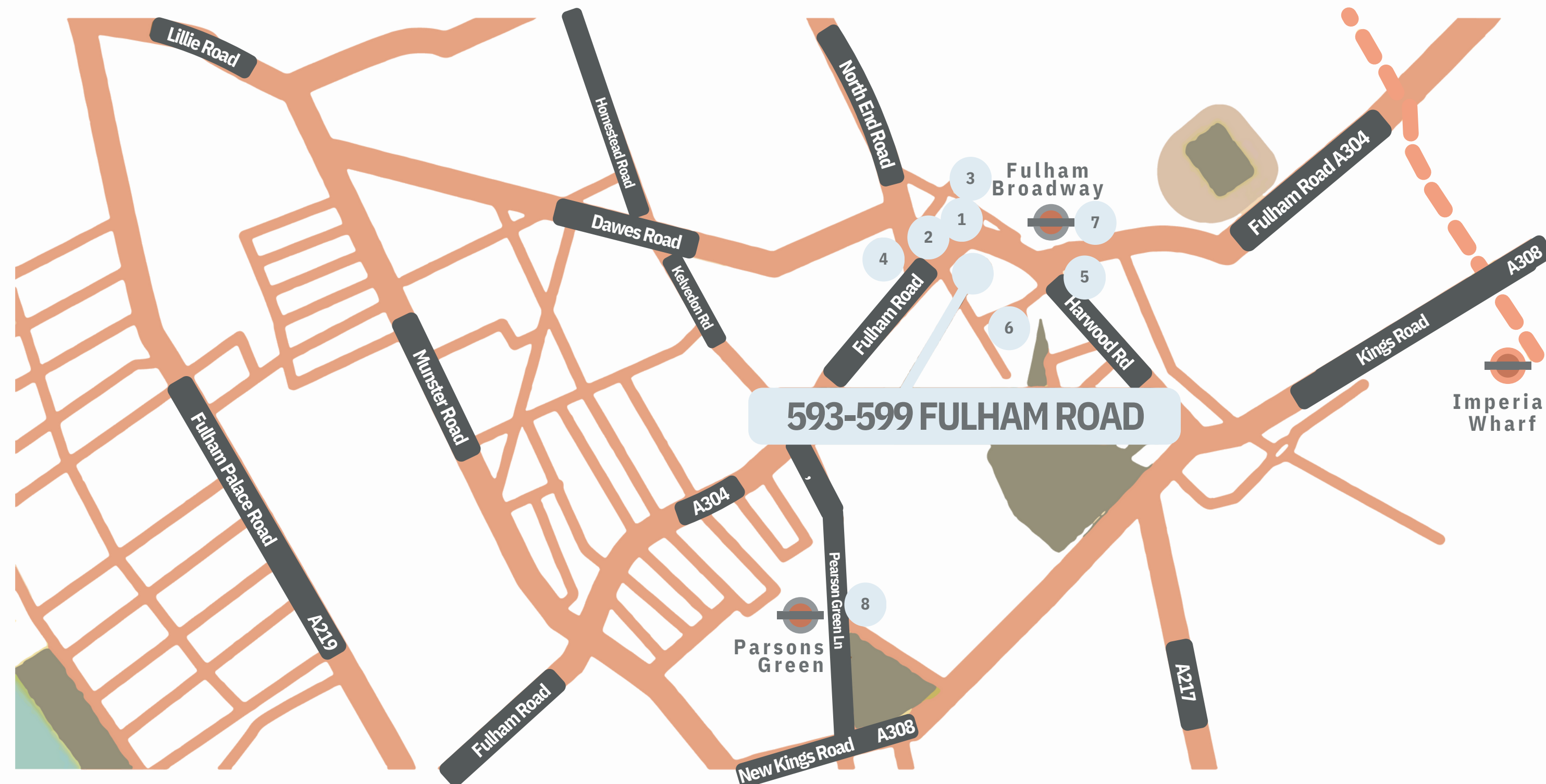


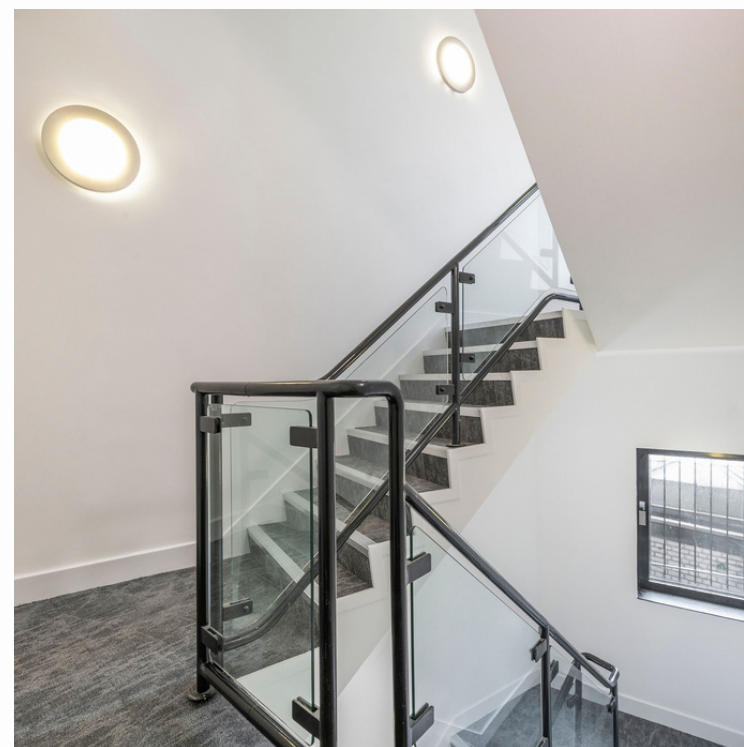
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593-599 FULHAM ROAD

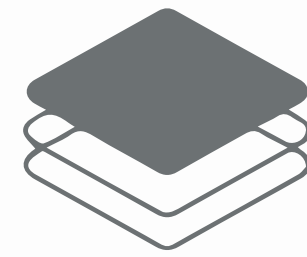
LOCATION

593 – 599 Fulham Road is situated on the north side of Fulham Road in the centre of Fulham Broadway. Fulham Broadway Underground Station (District Line) is 3 minutes walk from the property. West Brompton station (Overground and District line) is approximately 12-minute walk. There is a wealth of local amenities including independent cafes and restaurants, a Wholefoods, Waitrose supermarket and Tesco Express.

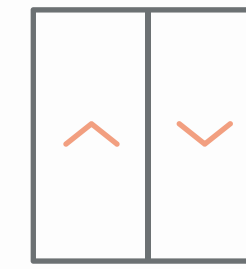




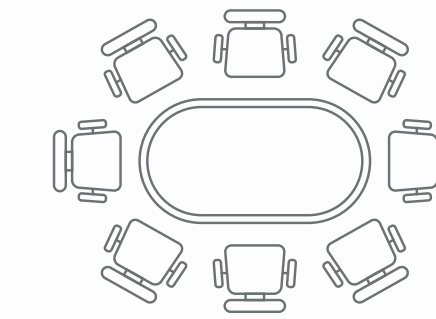
SUMMARY SPECIFICATION



Full access raised floor



Passenger lift



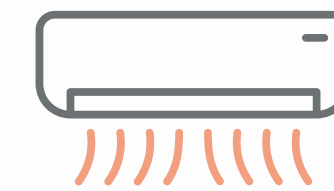
Two partitioned meeting rooms on the 3rd floor



Private terraces on each floor (south facing)



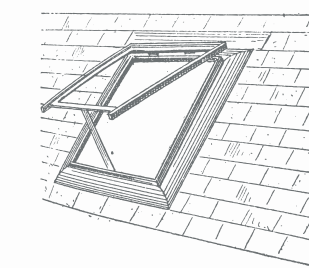
Excellent natural light



Air conditioning



Fitted Kitchenettes (all floors)



Skylights on 3rd floor

FINANCIALS

	First	Second	Third	TOTAL
Sq ft	2,616	2,451	1,824	6,891
Quoting Rent (p.a.) excl.	£130,800	£122,550	£91,200	£344,550
Estimated Rates Payable (p.a.)	£43,776	£37,376	£30,208	£111,360
Service Charge (p.a.)	TBC	TBC	TBC	TBC
Estimated Occupancy Cost excl. (p. a.)	£174,576	£159,926	£121,408	£455,910

3RD FLOOR

DESCRIPTION

Discover a stunning commercial property at 593-599 Fulham Road, London. This newly refurbished property spans offer 3 floors of modern and practical workspace, that can be taken together or individually.

Easily accessible via a passenger lift, the property boasts a raised floor that offers flexibility in workspace design. The air conditioning keeps the space comfortable year-round, and the property features excellent natural light, skylights on the third floor, and private south-facing terraces on all floors.

The third floor features one partitioned meeting room and also a private “zoom room”, providing an ideal space for client presentations, team meetings or private calls. All floors have sleek, modern fitted kitchenettes, which makes for the perfect break out space.

3RD FLOOR



3RD FLOOR KITCHENETTE



3RD FLOOR TERRACE



1ST FLOOR

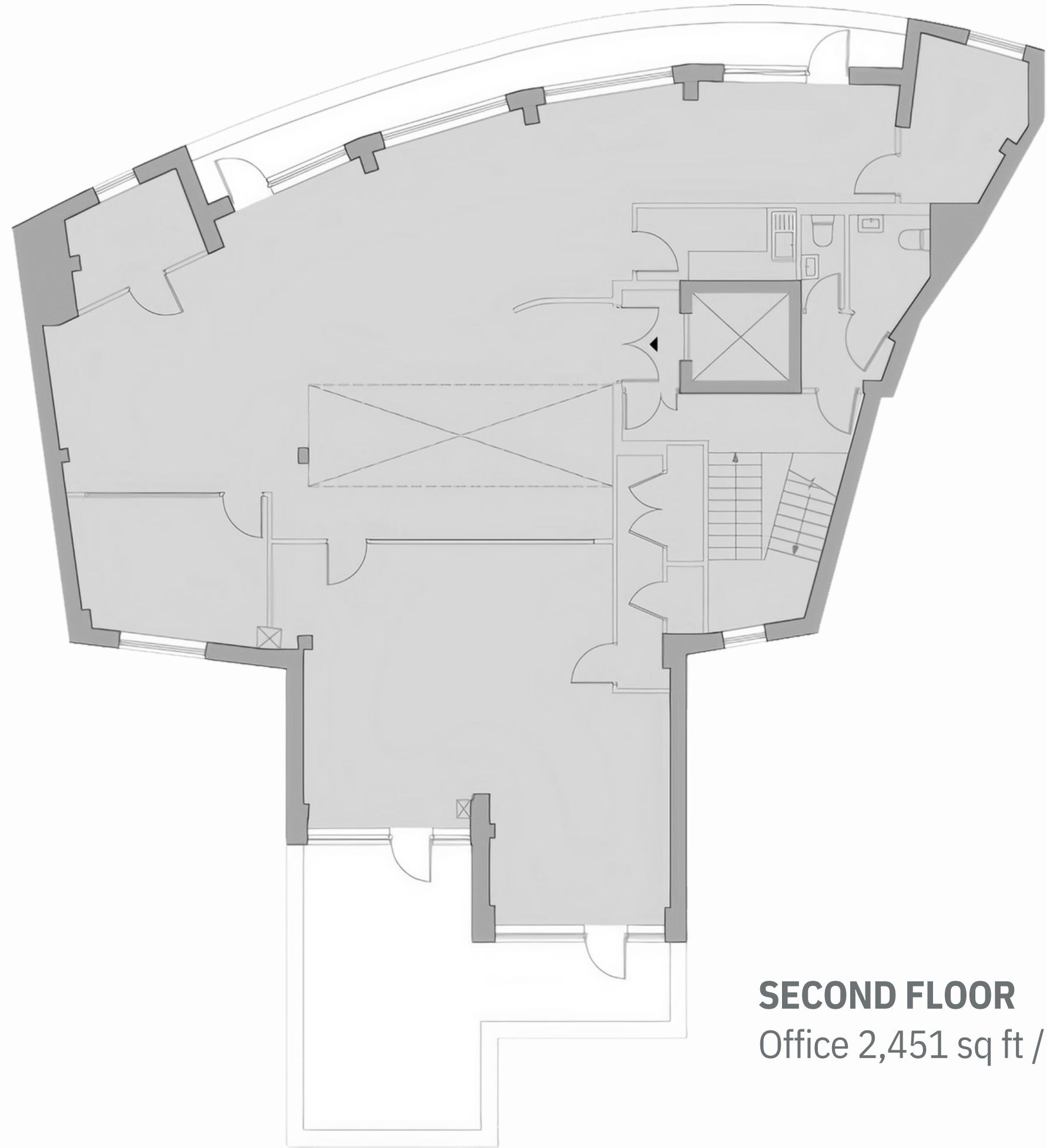


2ND FLOOR

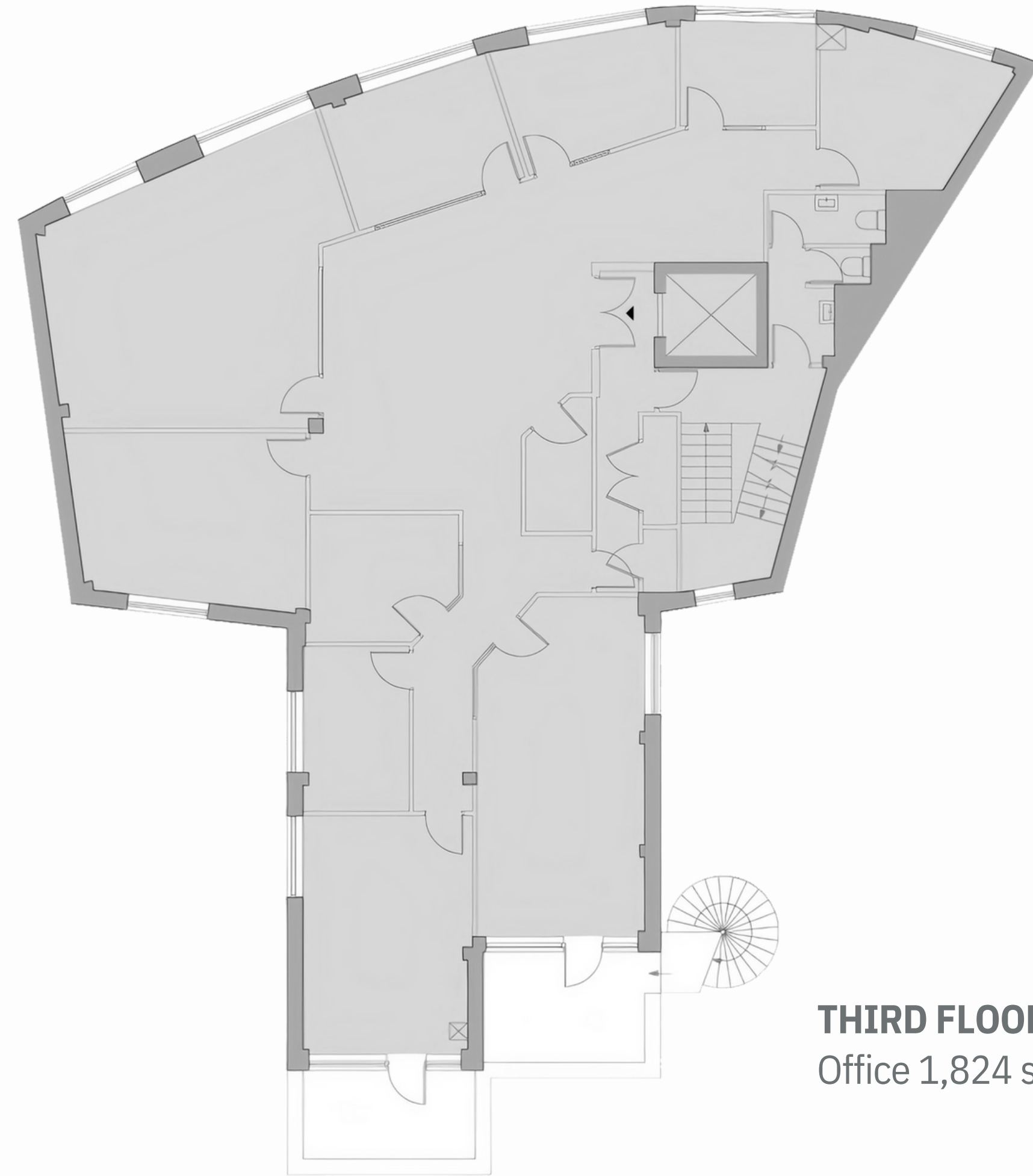


FLOORPLANS

Please note these are not to scale and partitioning is inaccurate.



SECOND FLOOR
Office 2,451 sq ft / 227.70 sq m



THIRD FLOOR
Office 1,824 sq ft / 169.45 sq m

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

FLOOR PLANS

Scaled plans available on request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

May 2023

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