



## WAREHOUSES / OFFICES / FOR SALE / B1 USE

Units 6 & 12(combined), The Talina Centre, London, SW6

Approx 3894 ft<sup>2</sup> / 361.8 m<sup>2</sup>  
+ Car Parking Spaces

## Location

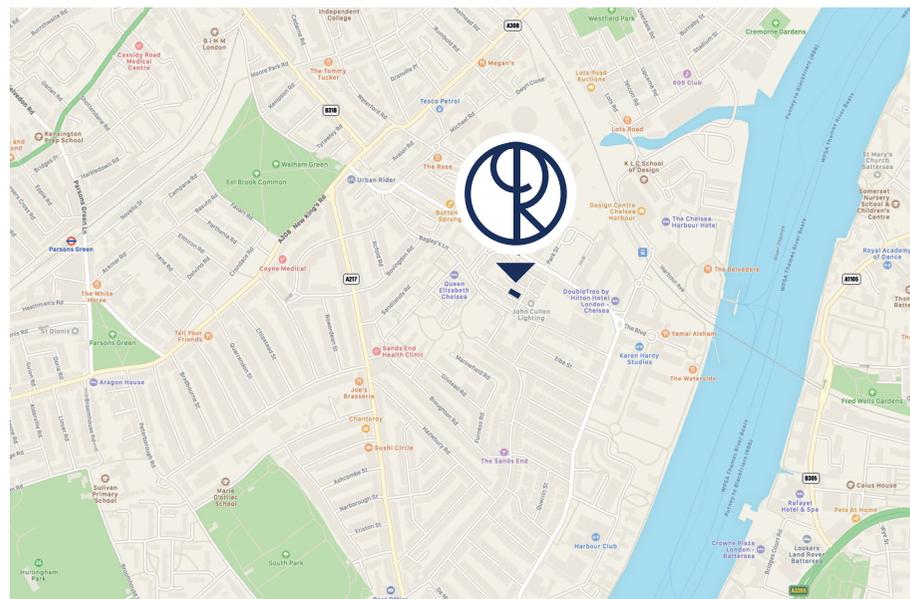
The Talina Centre is situated on the east side of Bagleys Lane close to the junction with Townmead Road. Imperial Wharf Station is close by providing a rail link from Clapham Junction in the south and West Brompton (District Line), Shepherd's Bush (Central Line) and Willesden Junction. Fulham Broadway LRT is also within walking distance.

## The Talina Centre

The Talina Centre is one of the few Industrial / Warehousing developments within the London Borough of Hammersmith & Fulham where units are used for Warehousing & Light Industrial purpose.

## Accommodation

The premises are arranged over ground and first floor levels, providing a bright reception area and meeting rooms on the ground floor together with a large open plan office on the first floor, where additional meeting rooms have been partitioned off. The ground floor benefits from a **ceiling height of approximately 8 ft**, while the first floor offers **approximately 7ft, rising to 20 ft at the apex**, creating excellent volume and character. The unit is self-contained and benefits from WC and kitchen facilities.



## Floor Areas:

|              |                      |                      |
|--------------|----------------------|----------------------|
| Ground Floor | 1925 ft <sup>2</sup> | 178.9 m <sup>2</sup> |
| First Floor  | 1969 ft <sup>2</sup> | 182.9 m <sup>2</sup> |
| Total        | 3894 ft <sup>2</sup> | 361.8 m <sup>2</sup> |

## Business Rates

We have been advised by the London Borough of Hammersmith and Fulham that the rates payable for the current year are **£14,561**.

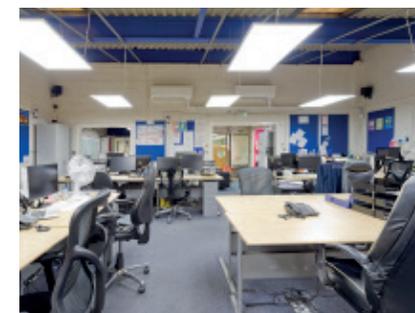
Prospective tenants are advised to confirm this information by telephoning the local council on 020 8753 6681 option 6.

## Service Charge

On Application

## Sale Price

Offers are invited in the region of **£1,35m**



**Contact**  
Viewings by prior appointment with the agent

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