



frost
meadowcroft

5,000 sq ft - Prominent Class E Opportunity - TO LET
for Office / Showroom / Retail / Health & Wellness
25 EFFIE ROAD, FULHAM, SW6 1EL

LOCATION

The property is located in a prominent position on Effie Road, immediately south of Fulham Broadway. Fulham Broadway Underground Station (District Line) is just a short walk away, providing convenient access to Central London, while West Brompton station offers additional Overground and National Rail connections. Numerous local bus services further enhance accessibility.

The surrounding area benefits from an exceptional range of amenities including Marks & Spencer, Waitrose, cafés, restaurants, bars, gyms and the Vue Cinema within Fulham Broadway.

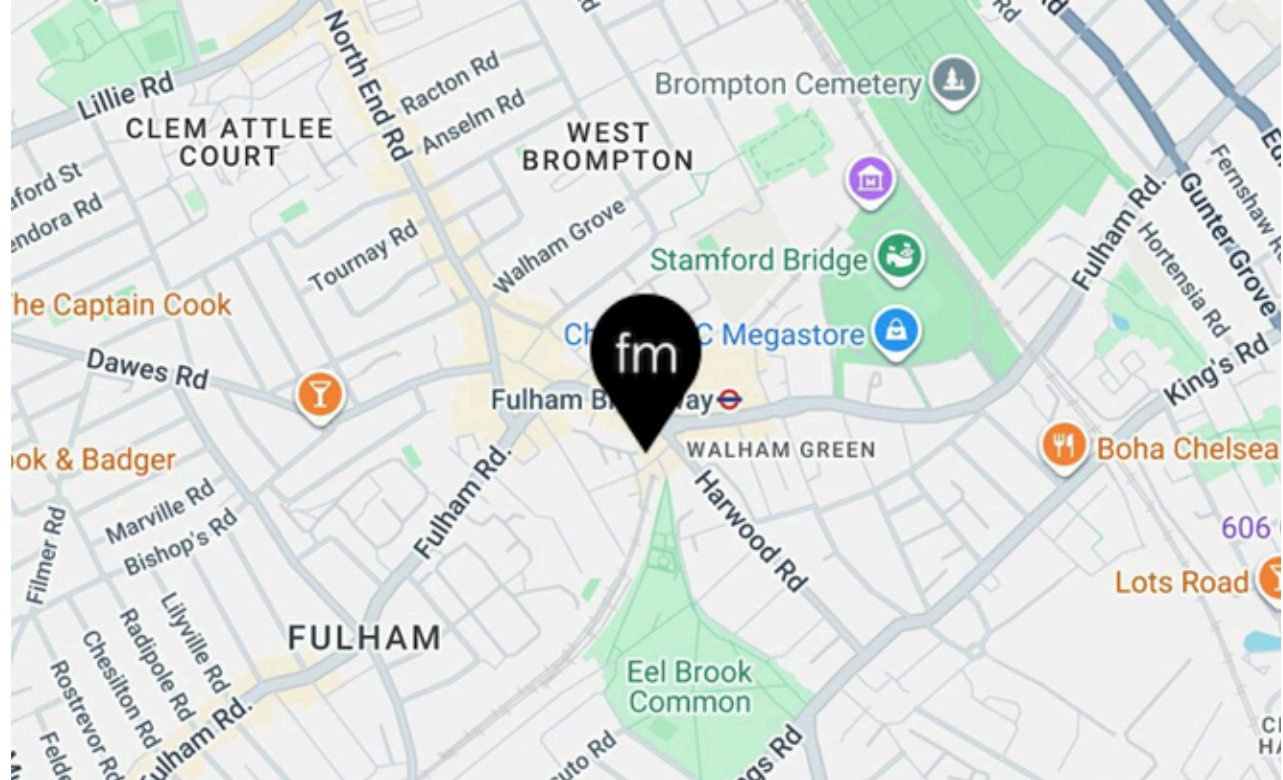
For recreation and wellbeing, the property is conveniently located near several attractive green spaces including Eel Brook Common, South Park, Parsons Green and the wider open spaces along the Thames.

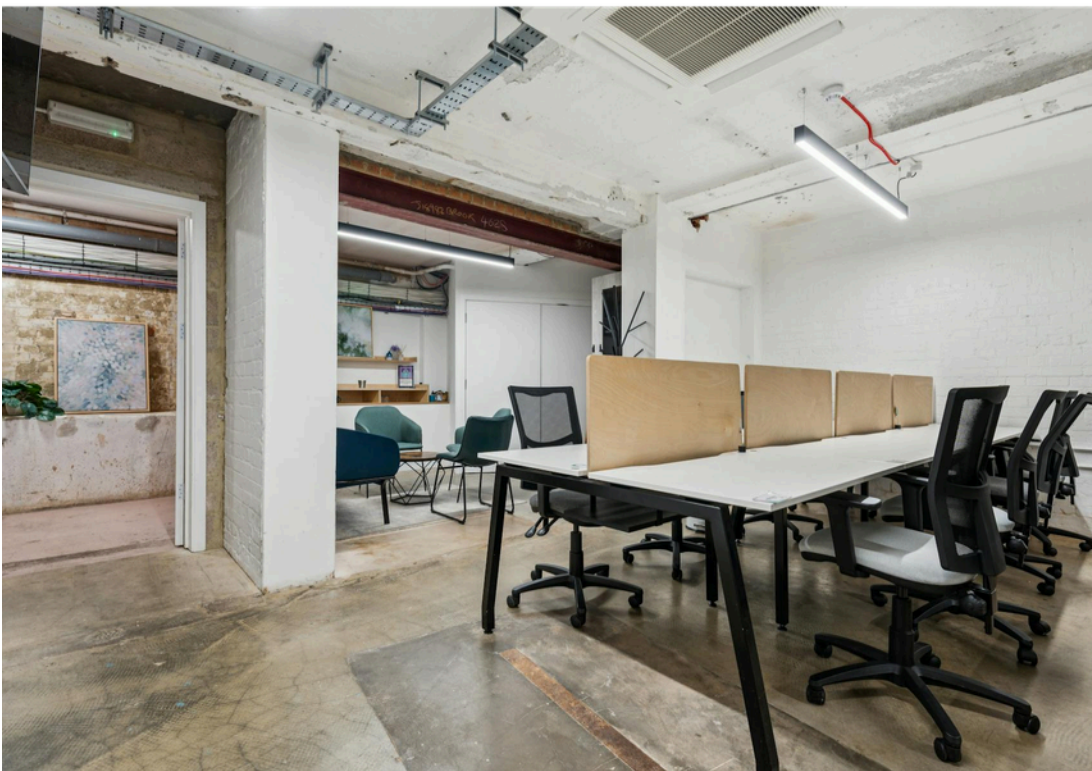
DESCRIPTION

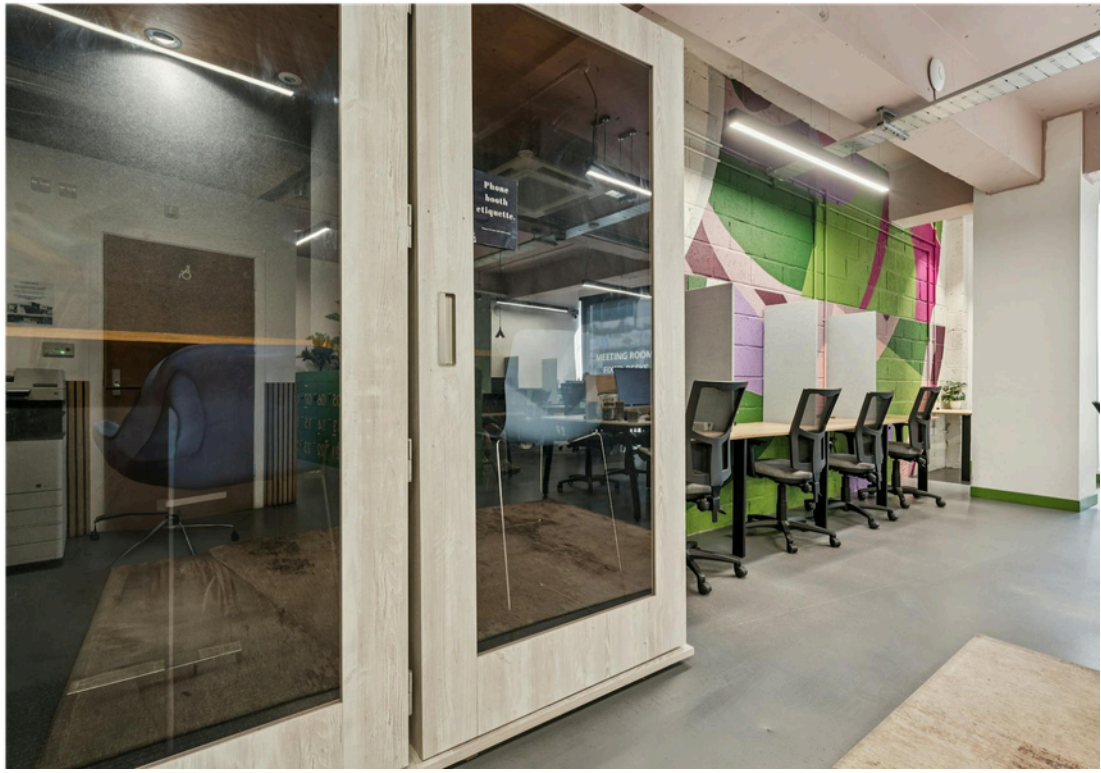
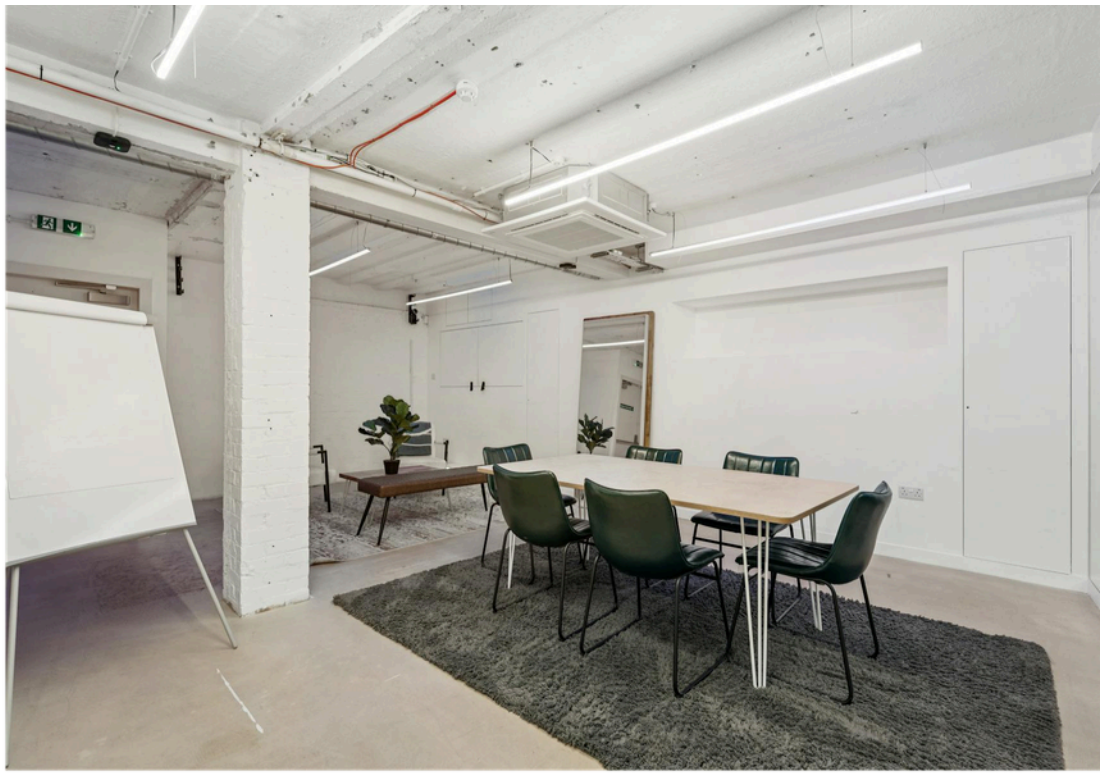
25 Effie Road provides 5,000 sq ft of flexible commercial accommodation across ground and lower ground floor. The property lends itself to a variety of uses, making it an ideal opportunity for office, healthcare, fitness, wellness, creative and other customer-facing businesses.

The space benefits from shower facilities, excellent natural light and generous floor-to-ceiling heights, creating an attractive working environment, while the flexible layout allows occupiers to adapt the accommodation to suite a range of operational requirements.

Potential exists to combine the adjoining café premises to increase the size to c.7,300 sq ft.







AVAILABILITY

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,172	294.69	Available
Lower Ground	1,812	168.38	Available
Total	4,984	564.94	

Potential exists to combine the neighbouring café unit with this unit. Providing additional space on ground floor of 1,055 sq. ft, and a basement of 1,295 sq. ft. This would bring the combined ground floor area to 4,227 sq ft, and the basement space to 3,107 sq ft – **a total of 7,334 sq ft.**



RENT

£35 per sq ft (£174,440 per annum)

BUSINESS RATES

Rates Payable to be confirm with local authority

SERVICE CHARGE

£11,100 per annum approx £2.22 psf.
2026/2027 including insurance

LEGAL FEES

Each party to bear their own costs

EPC

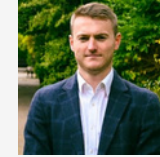
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VAT

Applicable

ADDITIONAL INFORMATION

CONTACT



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Date of Publication: July 2026



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**WEST LONDON'S LEADING
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