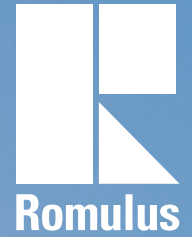


2-6 Broadway House Fulham Broadway SW6



A rare opportunity to secure a prominent, well located building, perfectly suited for education, medical or office use





2-6 Broadway House

A prime rental opportunity in the heart of Fulham

Arranged over 5 floors and providing 8,257 sq ft of space, 2-6 Broadway House provides a rare opportunity to lease a building with existing F1 consent as an educational provider in the heart of Fulham, a desirable catchment for any educational provider.

The air-conditioned building provides accommodation over the lower ground to the third floor.

Alternative uses such as medical, showroom and offices would also be suitable, subject to planning.

Aerial View

Schedule of Areas

2-6 Broadway House is suitable for either office (Class E) or education (Class F1) use.



Floor	Size (Sq Ft)	Size (Sq M)
3 rd Floor	2,053	190
2 nd Floor	2,369	220
1 st Floor	2,684	249
Ground Floor	349	32
Lower Ground	802	74
Total	8,257	767.10

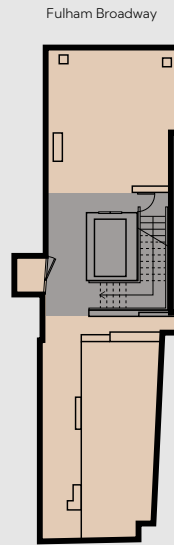
Key Features

- Existing educational use
- Self-contained building with own reception
- Lift
- Wheelchair access
- Double glazed windows
- WCs
- Cat5 cabling
- Parking space
- Air conditioning
- Prominent location
- Close to underground station

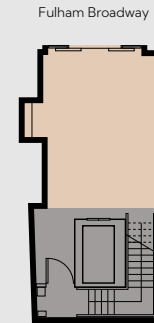
Floorplans



Lower Ground – 802 SQFT

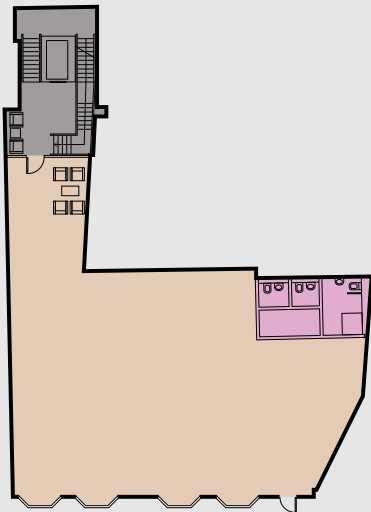


Ground Floor – 349 SQFT



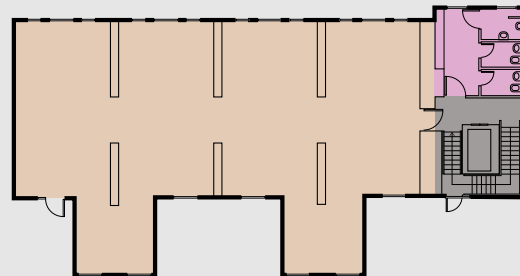
1st Floor – 2684 SQFT

Fulham Broadway



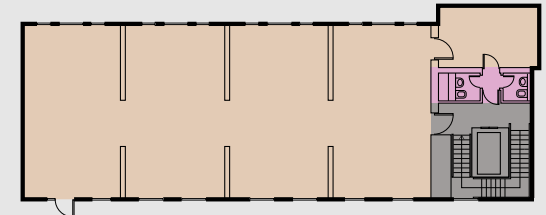
2nd Floor – 2053 SQFT

Fulham Broadway



3rd Floor – 2369 SQFT

Fulham Broadway

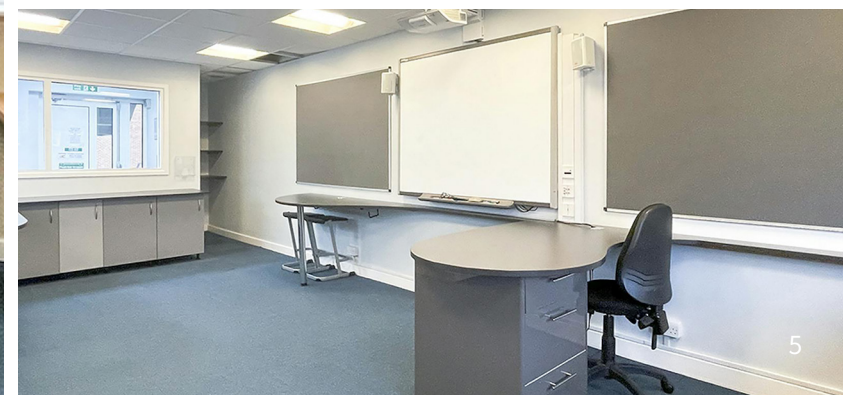
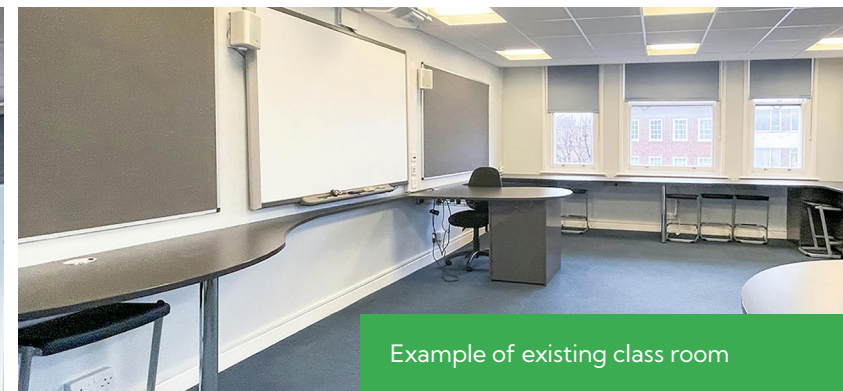


Current Layout

Originally configured as an office building, more recently 2-6 Broadway House has operated as a school and is still configured as such with class rooms, reception area and supporting facilities still in place.



Office space



Your New Neighbourhood

The immediate surroundings offer excellent amenities, including a Sainsbury's superstore at the station and a new M&S Food on the ground floor of the building, along with numerous cafés and restaurants.

You are also spoilt with transport options, being a 2 minute walk from Fulham Broadway underground station and close to West Brompton and Imperial Wharf overground stations. There are also cycle friendly routes that connect Fulham to Victoria in around 20 minutes and Waterloo in approximately 30 minutes.



Eel Brook Common

Food & Drink:

1. Gail's
2. The Clarion Cafe
3. The Harwood Arms
4. Pret A Manger
5. Zia Lucia
6. Honi Poke Fulham
7. Wolfpack
8. Five Guys
9. Love Walk Cafe
10. Vagabond Wines

Retail:

11. Holland & Barrett
12. M&S Simply Food
13. Aldi
14. Sainsburys
15. Waitrose & Partner
16. Natwest
17. Boots
18. Timpson Locksmiths
19. Scribbler

Fitness & Wellbeing:

20. PureGym
21. David Lloyd Fulham
22. Club Pilates Fulham Broadway
23. F45 Training
24. Orangetheory
25. Fulham Boxing Club
26. Skindoc
27. Dr Dropin

Leisure:

28. Chelsea Football Club
29. Eel Brook Common
30. Vue Cinema

Education:

31. Fulham Boys School
32. Kensington Prep School
33. The London Oratory School
34. Lady Margaret School

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EPC: C

Lease: Upon application

Rent: Upon application

Service Charge: Upon application

Viewings: Strictly by appointment

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