

COMMERCIAL AND RESIDENTIAL PROPERTY ADVISORS

# WAREHOUSE/STUDIO/OFFICES FOR SALE –2867 SQ FT / 266.35 SQ MTRS

Unit 6, Hurlingham Business Park, Sulivan Road, London SW6 3DU.

2867 sq ft / 266.35 sq m. approx.



## **KEY INFORMATION**

Size:	2867 sq ft / 266.35 sq m	Business rates:	£TBA
Guide Price:	£1.35m	Service charge:	£4.00 psf
Tenure:	Long Leasehold		

Cowan & Rutter

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Cowan & Rutter LLP is registered in England and Wales under partnership No. OC368959

AGENCY PROPERTY MANAGEMENT INVESTMENT RENT REVIEWS LEASE RENEWALS BUSINESS RATES VALUATION



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## **LOCATION**

Hurlingham Business Park is situated on Sulivan Road which runs between Peterborough Road and Broomhouse Lane. Putney Bridge and Parsons Green LRT are within reasonable walking distance providing access to the District Line. Imperial Wharf station (National Rail) is within walking distance, also local bus routes are available from Wandsworth Bridge and New Kings Road. These economical offices/warehouse are offered on flexible lease terms.

## **HURLINGHAM BUSINESS PARK**

A purpose-built development comprising of several units of warehouse/studio and office uses.

The premises comprise a fully modernised kitchen and WC.

#### **PARKING**

Ample off-street private parking is available. 1 designed space comes with the long leasehold.

#### SECURITY

The Business Park benefits from having a 24/7 manned security lodge.

#### **FLOOR AREAS**

Set out below is the approximate net internal floor area:

Ground Floor:	1247 sq ft	115.85 sq m
First Floor:	1620 sq ft	150.05 sq m
Total:	2867 sq ft	266.35 sq m

## **BUSINESS RATES**

We have been advised by the London Borough of Hammersmith and Fulham that the rates payable for the current year are £TBA. Prospective tenants are advised to confirm this information by telephoning the local council on 020 8753 6681 option 6.

#### **TENURE**

Long leasehold

### **SERVICE CHARGE**

£4.00 psf approx.

## **SALE PRICE**

Offers invited in the region of £1.35m

## **VIEWINGS – BY PRIOR APPOINTMENT WITH SOLE AGENT**

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Details prepared on 6th April 2025

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