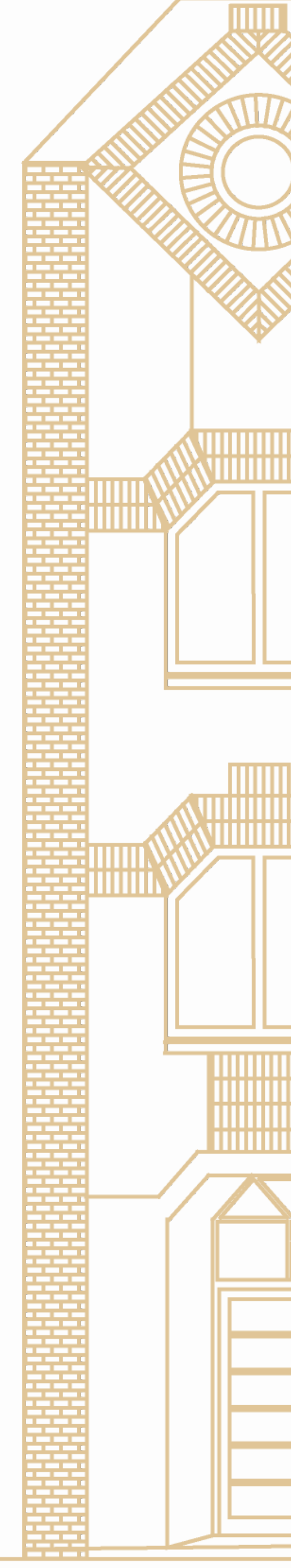


593-599 FULHAM ROAD

LONDON SW6

RIB

ROBERT IRVING BURNS



TO LET

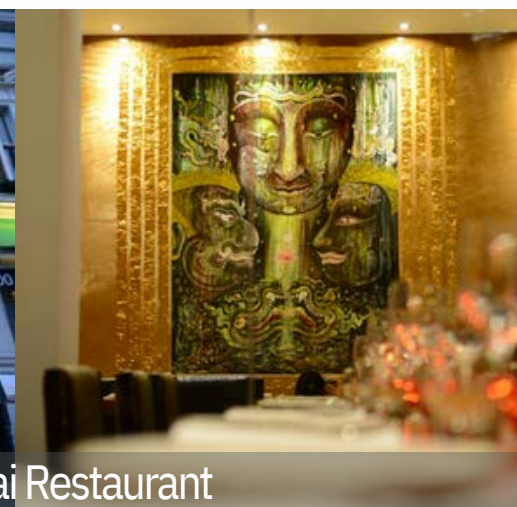
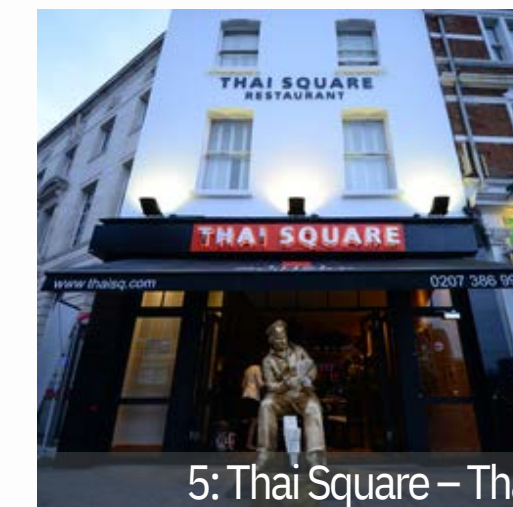
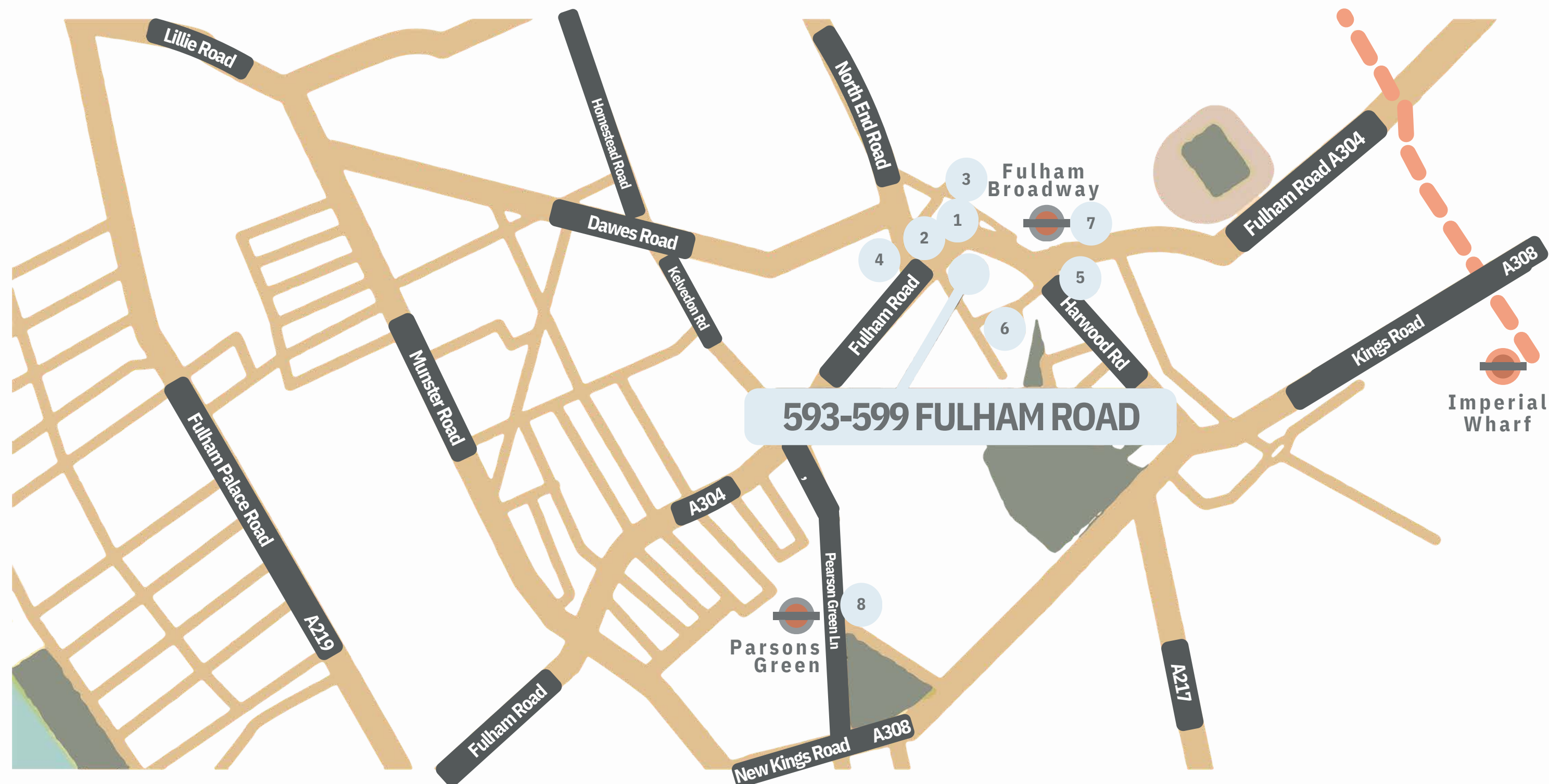
Newly Refurbished
Bright Office Space with Terraces in close
proximity to Fulham Broadway Station

2,563 sq.ft.
1st Floor



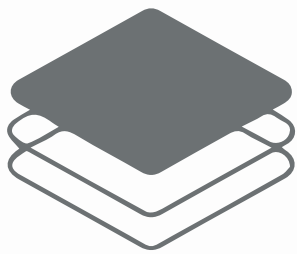
LOCATION

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.

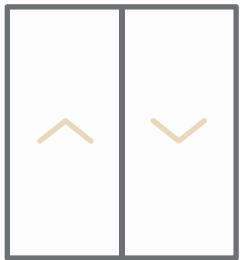




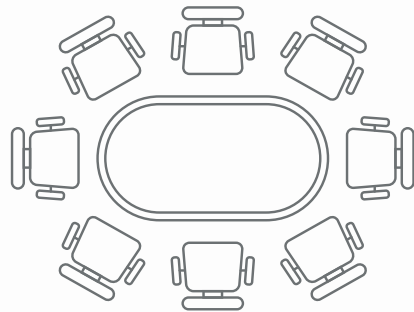
SUMMARY SPECIFICATION



Full access raised floor



Passenger lift



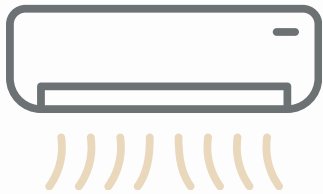
Partitioning requests
subject to agreement



Private terraces on each
floor (south facing)



Excellent natural light



Air conditioning



Fitted Kitchenettes
(all floors)

FINANCIALS

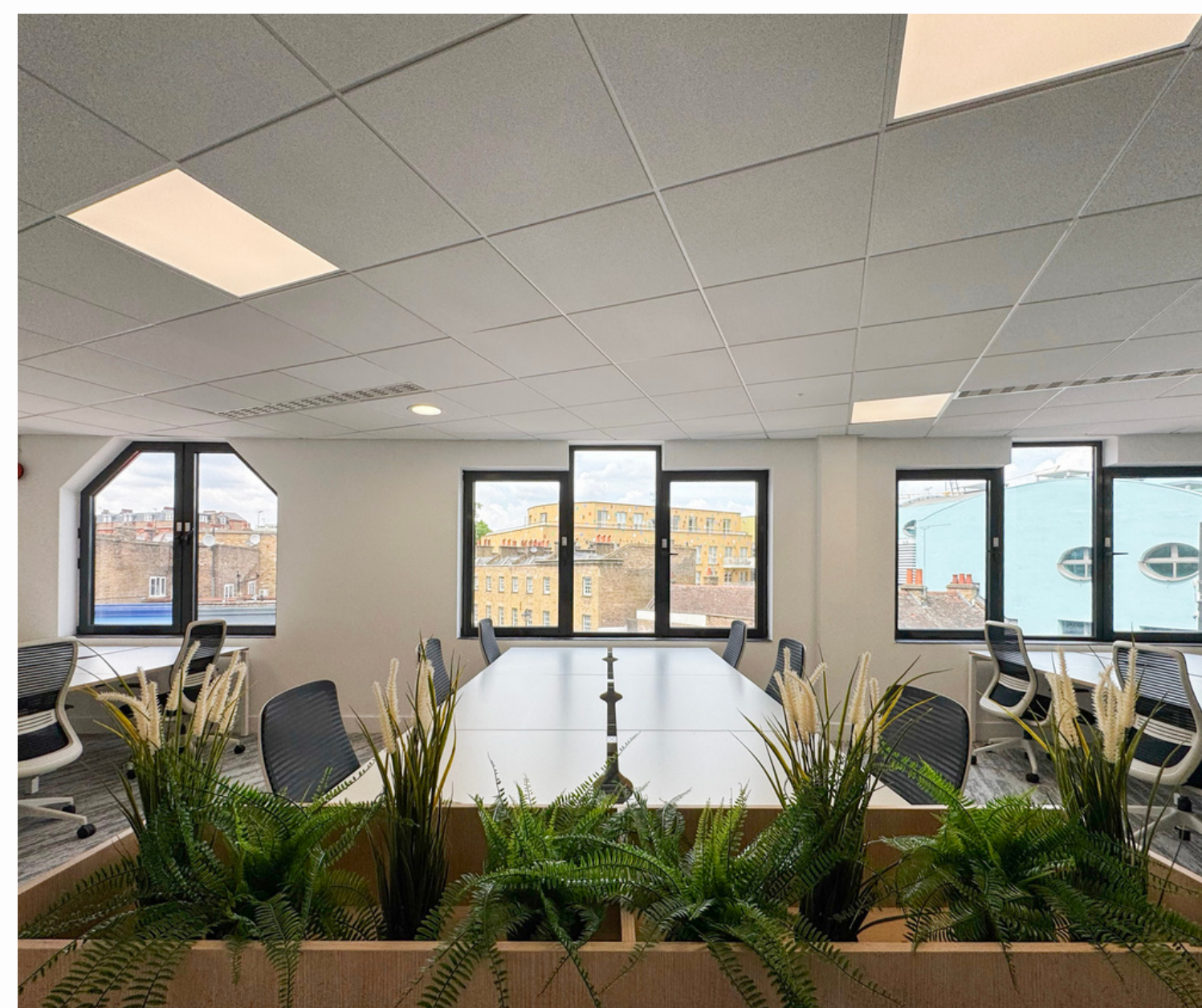
	First
Sq ft	2,563
Quoting Rent (p.a.) excl.	£44,860
Estimated Rates Payable (p.a.)	£41,040
Service Charge (p.a.)	£21,435
Estimated Occupancy Cost excl. (p. a.)	£107,335



DESCRIPTION

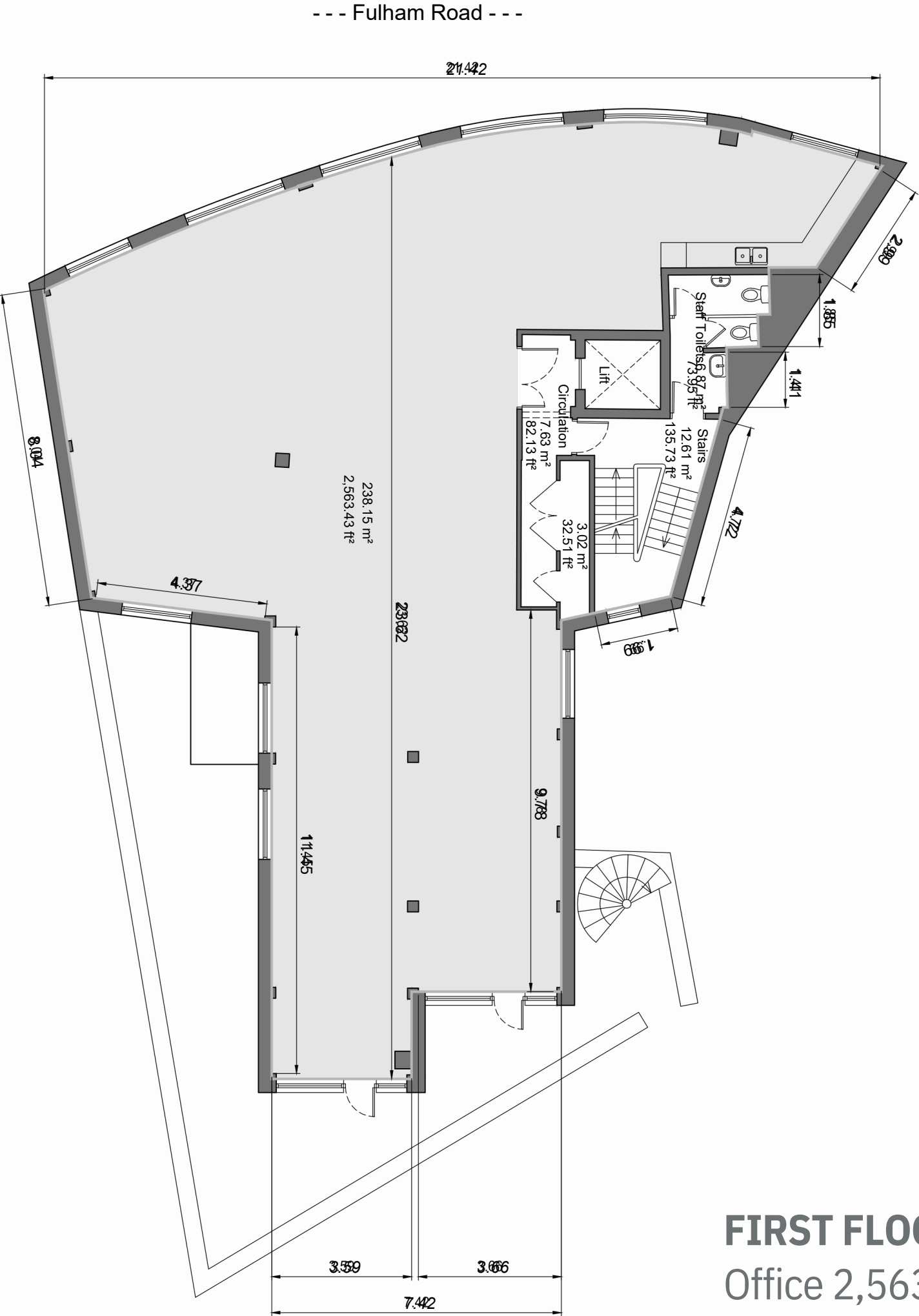
This fantastic Fulham property has been newly refurbished to offer sleek modern workspace. Having recently let the 2nd and 3rd floor, the available opportunity is over the 1st floor.

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.



FLOORPLANS

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



FIRST FLOOR
Office 2,563 sq ft / 238.15 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.

RIB

ROBERT IRVING BURNS

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