

## HI SPEC - 3 SEPARATE GROUND FLOOR OFFICE SPACES – TO LET RECENTLY REFURBISHED SOLON HOUSE, PETERBOROUGH ROAD, LONDON SW6 3BM

Ground Floor Solon House, 40 Peterborough Road, London, SW6 3BM

123 sq ft – 237sq ft - 360 sq ft



### KEY INFORMATION

<b>Size:</b>	As above	<b>Business rates:</b>	£ incl
<b>Guide Rent:</b>	Please see below	<b>Service charge:</b>	£ incl
<b>Tenure:</b>	2 years	<b>EPC rating</b>	B

### LOCATION

Cowan & Rutter LLP  
The Plaza, 535 King's Road  
London SW10 0SZ

T 020 7349 6666  
F 020 7349 6667  
E [enquiries@cowanandrutter.co.uk](mailto:enquiries@cowanandrutter.co.uk)

[www.cowanandrutter.co.uk](http://www.cowanandrutter.co.uk)

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

Peterborough Road runs south off the New Kings Road at Parsons Green. Parsons Green (District Line underground station) is a short walk across the green and the area enjoys an excellent array of facilities with Little Waitrose, Starbucks, Cote and the White Horse Gastro-pub amongst others.

## DESCRIPTION

Solon House was built a few years ago to an extremely high standard providing arguably some of the best air conditioned accommodation available in Fulham. The office accommodation is located on the ground floor, kitchen and WC's. Access to showers and cycle storage.

## TENURE

2 year lease to be agreed between the parties.

## GUIDE RENT

Room A £7,500 per annum inc service and rates

Room B £14,500 per annum inc service and rates

Room C £7,500 per annum inc service and rates

## SERVICE CHARGE

Included with the rent. Tenant pays electricity and fibre/telecom costs.

## BUSINESS RATES

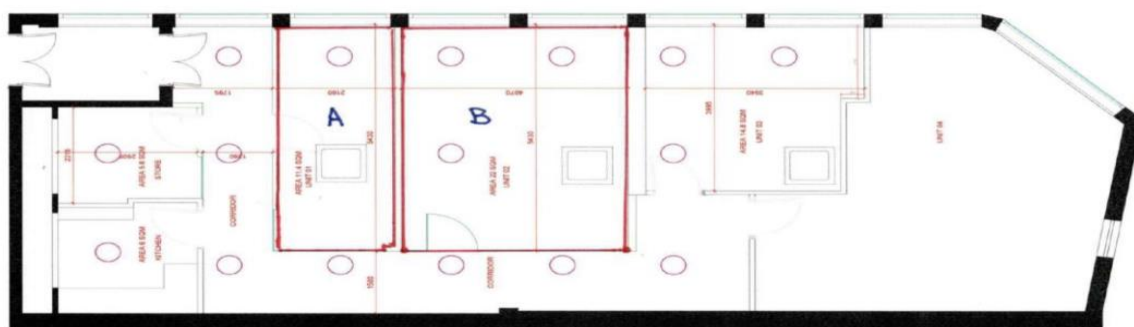
Included in the rent.

## Legal Fees

Each party to pay their own legal fees incurred in the transaction.

## Possession

End of March 2025.



Misrepresentation Act 1967: Cowan & Rutter for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that. These particulars do not constitute any part of, an offer or contract 2. None of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Cowan & Rutter nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



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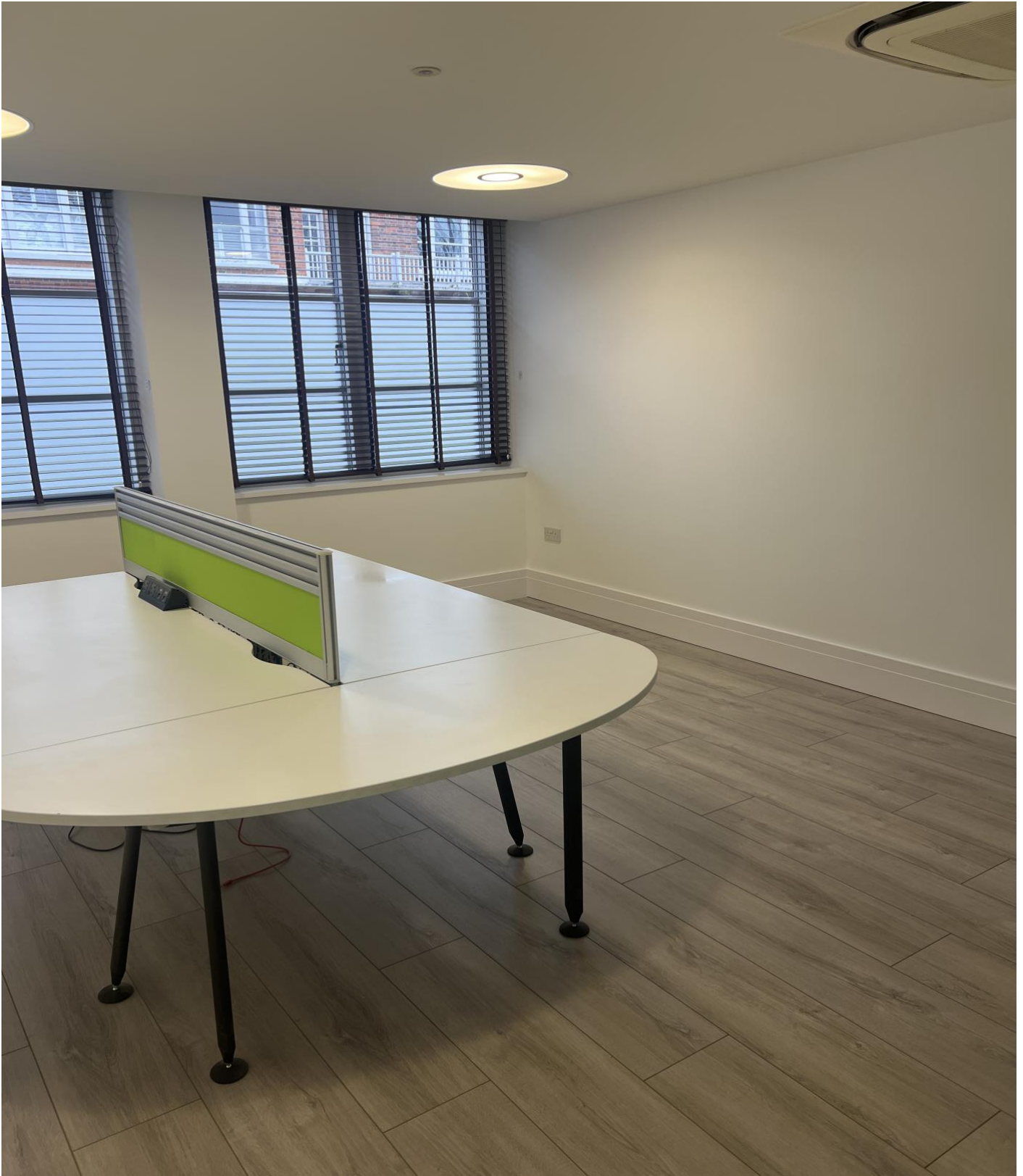


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**VIEWINGS – BY PRIOR APPOINTMENT WITH  
Kathryn Cowan**

Cowan and Rutter Property Services Limited

T: 020 7349 6666

M 0777 153 0767

E: [kc@cowanandrutter.co.uk](mailto:kc@cowanandrutter.co.uk)

**Mark Belsham (07973) 372698**

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