



4,415 sq ft
(Net Internal Area)

**Self-contained
building**

HURLINGHAM BUSINESS PARK

UNIT 10 SULLIVAN ROAD
FULHAM LONDON SW6 3DU

**FREEHOLD
FOR SALE**

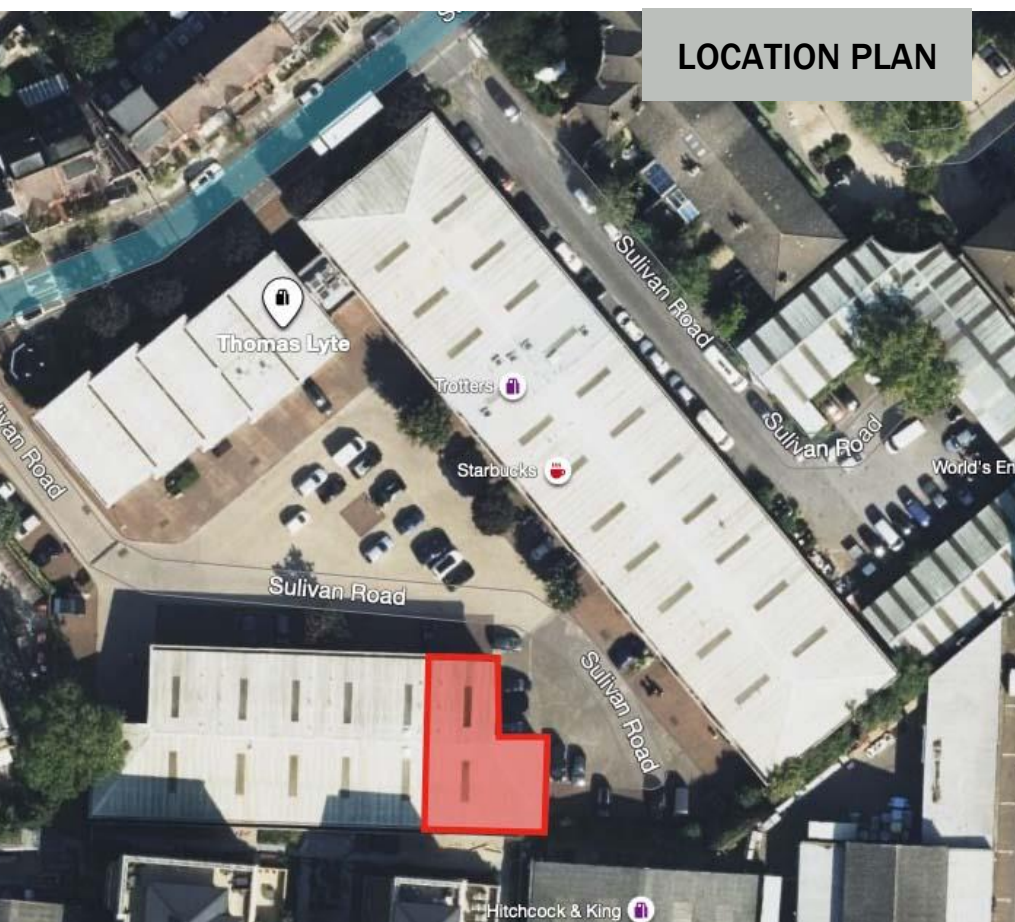
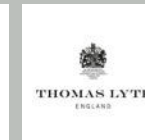


Estate Entrance

THE ESTATE

The Property is part of an estate, comprising 20 units, known as Hurlingham Business Park, built in the 1980s as business / light industrial units. There is a large central carpark for shared use by all occupiers.

The Estate has a diverse occupier mix, including companies such as: Goldcrest Land PLC, Gucci Watches, London FA and Thomas Lyte (English luxury brand).



LOCATION PLAN



Unit 10



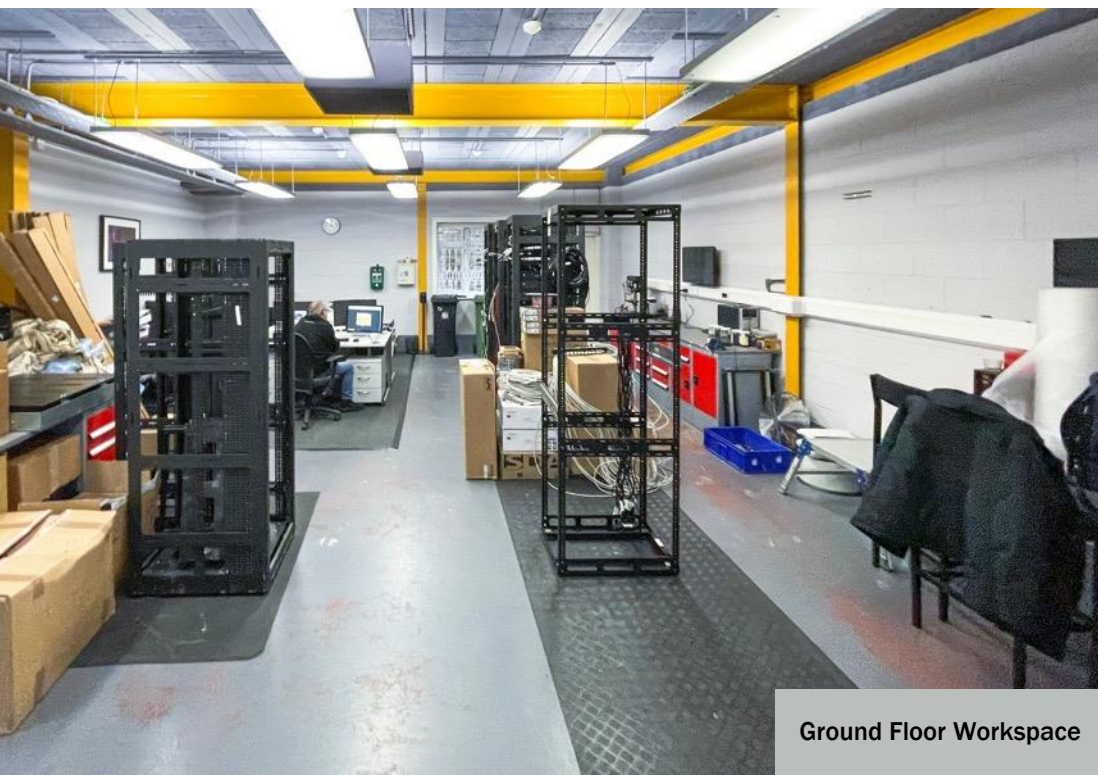
Ground Floor

UNIT 10

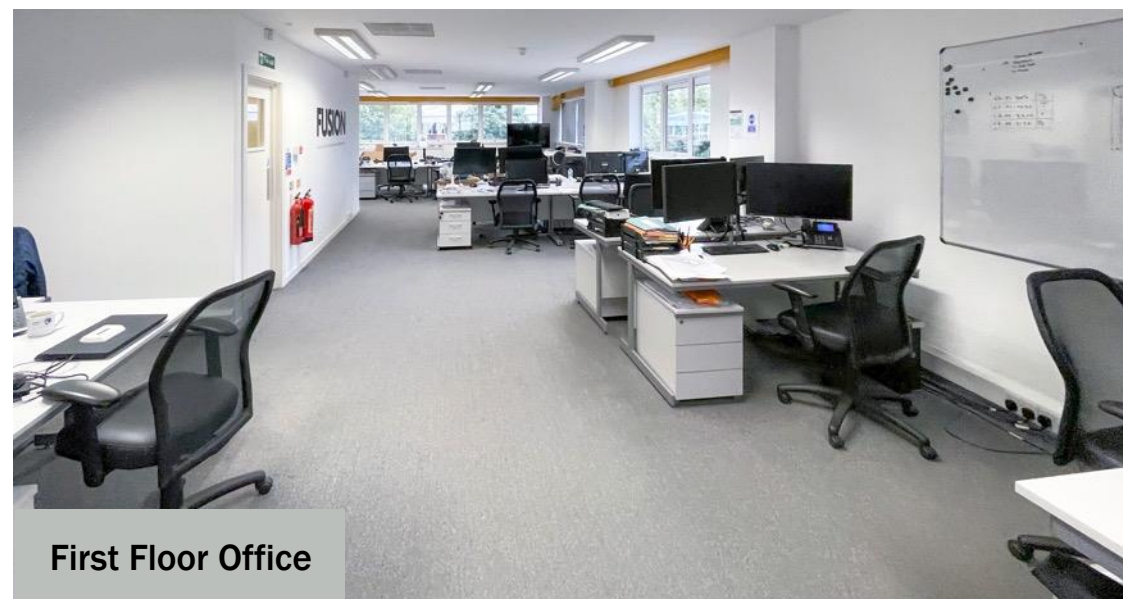
The ground floor contains a meeting room facility, workspace and storage with good floor to ceiling heights (3.2 M). Connected by internal stair ways, the first-floor office is equipped with a modern fit-out, kitchenette, internal storage, and air conditioning as well as benefiting from good natural light.

The property is of steel framed construction on two floors with cavity brick walls, double glazed windows and concrete flooring, under a shallow pitch panel clad roof.

GENEROUS PARKING: The unit benefits from 4 dedicated parking spaces, in addition to the shared parking in the middle of the business park.



Ground Floor Workspace



First Floor Office



LOCATION

Hurlingham Business Park is situated on Sullivan Road in the southern part of Fulham.

Excellent amenities including restaurants, cafes and pubs, are located on the Wandsworth Bridge Road and the New Kings road.

The Park has a good and diverse tenant mix, including companies such as: Goldcrest Land PLC, Gucci Watches, GO Mammoth and Thomas Lyte (English luxury brand- specialising in leather and silverware).

The prestigious Hurlingham Club and Harbour club, with tennis, gym and swimming pool facilities, are both within walking distance of the property.

GETTING AROUND

Clapham Junction.....	19 mins
Waterloo.....	32 mins
Victoria.....	32 mins
Paddington.....	31 mins
Heathrow Terminals 1, 2 &3.....	51 mins

PUBLIC TRANSPORT CONNECTIONS INCLUDE

Parsons Green (District Line)

0.8 miles 15 minute walk

Putney Bridge (District Line)

1.0 miles 18 minute walk

Imperial Wharf Overground (Overground trains)

1.0 miles 18 minute walk

Wandsworth Town Overground (Overground trains)

0.9 miles 17 minute walk



SPECIFICATION

- Comfort cooling
- Car parking
- Modern lighting
- Concrete flooring
- Kitchenette
- Corner aspect

ACCOMMODATON

FLOOR	SIZE SQ FT	SIZE SQ M
1 st floor	2,215	205
Ground	2,200	204
Total	4,415	410

FREEHOLD GUIDE PRICE

£2,150,000

Includes shares in the estate freehold.

VAT

VAT applicable.

EPC

Rated D

RATES

£29,440 per annum, to be confirmed with local authority.



CONTACT

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