

020 3205 0200

eddisons.com

Office Studio - TO LET

**Eddisons**



**Solon House Peterborough Road Parsons Green London SW6 3BN**

**Inclusive license (flexible terms)**

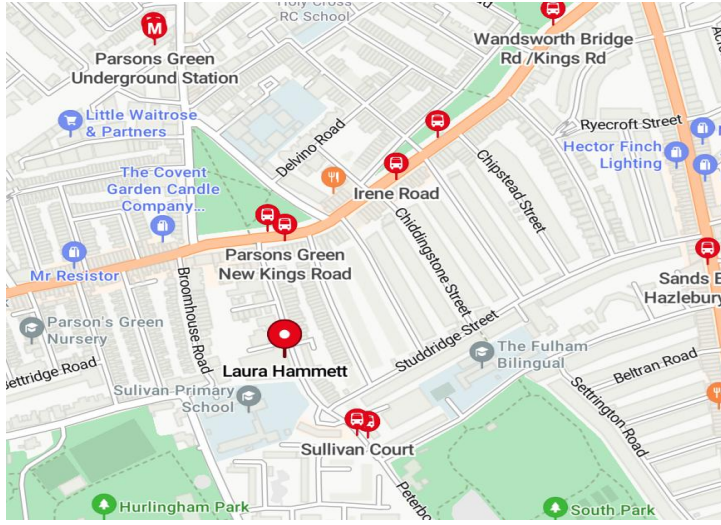
**Size: 123-237-360 sq ft**

- 2 adjacent offices
- High Quality finishes
- Air conditioning
- Access to Kitchen and Shower
- Cycle parking



## LOCATION

Situated just to the south of Parsons Green off New Kings Road and within a short walk of Parsons Green (District line) underground station.



## DESCRIPTION

Solon House is a high specification office property on ground and 2 upper floors.

The ground is divided into separate rooms with shared access to a kitchen and |Shower/WC facilities.

## ACCOMMODATION

Room A approx. 123 sq ft

Room B approx. 237 sq ft

Together approx 360 sq ft

## AMENITIES

Air conditioning	Newly decorated
Video Entry	LED lights
Access to Shower	Shared kitchen
Secure bike area	
High Quality bathrooms and finishes	
Danish double-glazed windows	
Hyperoptic Fibre available (separate contract)	

## TERMS

A 364-day licence, renewable. Breaks by agreement.

## RENT

Room A £7,500 per annum inc service and rates  
Room B £14,500 per annum inc service and rates

## RATES

Included

## SERVICE CHARGE AND COSTS

Service charge included

*The tenant pays Electricity and Fibre/Telcom costs.*

## TIMING

Immediate on completion of legal formalities

**VAT** Will be charged in addition

## LEGAL COSTS

Each party pays own legal costs

## EPC B

## PLANNING

Office within E class.

## VIEWING

Further information and inspections are available via the landlords' joint sole agents:

**Eddisons (020) 3205 0200**

**Mark Belsham (07973) 372698**

[mark.belsham@eddisons.com](mailto:mark.belsham@eddisons.com)

or

Kathy Cowan  
Cowan and Rutter  
020 7439 6666

For more information, visit [eddisons.com](http://eddisons.com)  
020 3205 0200

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

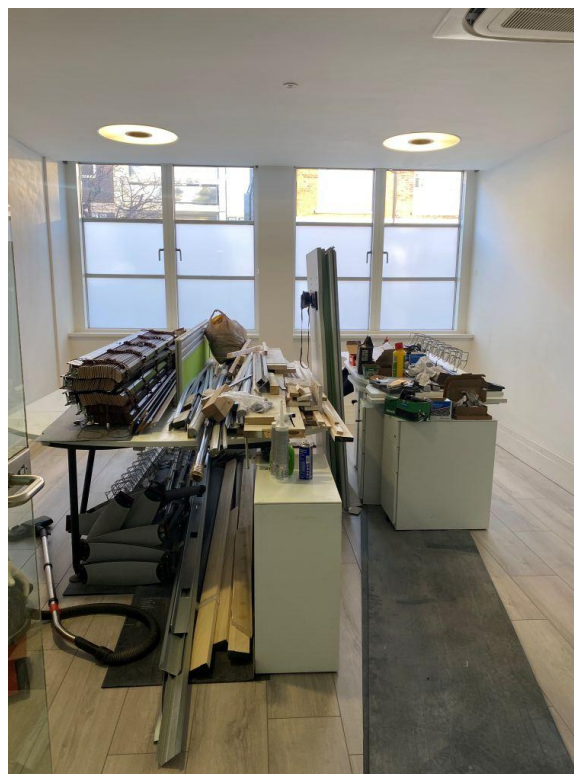
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The works are due to finish within 2 weeks.



Room A



Room B

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Shared kitchen



Room A



Shower and bathroom



Bike area

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