

B1 INDUSTRIAL WAREHOUSE/OFFICE FOR SALE OR TO LET WITH ON SITE PARKING

UNIT 12, THE TALINA CENTRE, BAGLEYS LANE, FULHAM SW6 2BW

Total - 177.3 sq m /1,908 sq ft approx. Plus car parking



KEY INFORMATION

Size:	Total: 1908 sq ft/177.3 sq m approx. approx.	Business rates:	TBA
Sale Price	£750,000.00	Guide Rent	£50,000.00

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

LOCATION

The Talina Centre is situated on the east side of Bagleys Lane close to the junction with Townmead Road. Imperial Wharf Station is close by providing a rail link from Clapham Junction in the south and West Brompton (District Line), Shepherd's Bush (Central Line) and Willesden Junction. Fulham Broadway LRT is also within walking distance.

DESCRIPTION

The Talina Centre is one of the few Industrial / Warehousing developments within the London Borough of Hammersmith & Fulham where units are used for Warehousing & Light Industrial purpose.

The premises are on 2 floors and extend to approximately 1,908 sq ft Gross Internal.

The units were originally built as full height industrial units with a small first floor office and a double door on the ground floor level.

The first floor has been extended over the entire area to create the 2 storey unit.

There have been substantial upgrades to the unit as per below:-

Installation of dual air conditioning/heating

Security system

Bathrooms located at ground floor level

Kitchen area at first floor level

New decoration and floor coverings at ground floor level

The unit has private on site parking facilities for cars and bicycles.

FLOOR AREAS

Set out below are the approximate gross internal areas:

The premises measured to net internal		1908 sq ft	(177.3sq m.	
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BUSINESS RATES

The premises are located in the London Borough of Hammersmith and Fulham and we understand the following assessments apply. Potential occupiers must verify this information by direct enquiry to the local authority to obtain exact rates payable depending on their business circumstances by telephoning the local council on 0208 753 6681.

GUIDE RENT

Offers invited in the region of £50,000.00

SALE PRICE

Offers in the region of £750,000.00

ENERGY PERFORMANCE CERTIFICATE (EPC)

Unit 6 and12 Talina Centre 23a Bagleys Lane LONDON SW6 2BW		Energy rating D
Valid until 10 September 2029	Certificate number 9652-3001-0715-0700-4701	

The property has a D rating (see key below). The EPC and Recommendation Report are available on request.

<https://find-energy-certificate.service.gov.uk/energy-certificate/9652-3001-0715-0700-4701>

Viewings by prior appointment with the sole agent

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Details prepared on 11th September 2024