



## WAREHOUSE/STUDIO/OFFICES/FOR SALE

Unit 6, Hurlingham Business Park, Sullivan Road, London SW6 3DU

**Approx 2,867 SQFT +**

## Hurlingham Business Park

A purpose-built development comprising of several units of warehouse/studio and office uses. The premises comprise a fully modernised kitchen and WC. The ground floor has double fronted fold down doors which leads to an open plan unit comprising **1247 sq ft/115.85 sq m**. The upper floor comprises of 2 meeting rooms and one large open plan space comprising **1620 sq ft/150.05 sq m**.

## Accommodation

The ground floor warehouse / studio space is accessed via double fronted fold-down loading doors and provides a minimum **eaves height of 3.5 metres**, suitable for storage, light industrial or trade counter use.

The first floor office accommodation comprises two meeting rooms and a large open plan workspace with a **floor-to-ceiling height of 3 metres** (suspended ceiling in place, removable subject to confirmation).

## Floor Areas

Ground Floor: 1247 sq ft - 115.85 sq m

First Floor: 1620 sq ft - 150.05 sq m

Total: 2867 sq ft - 266.35 sq m

## Business Rates

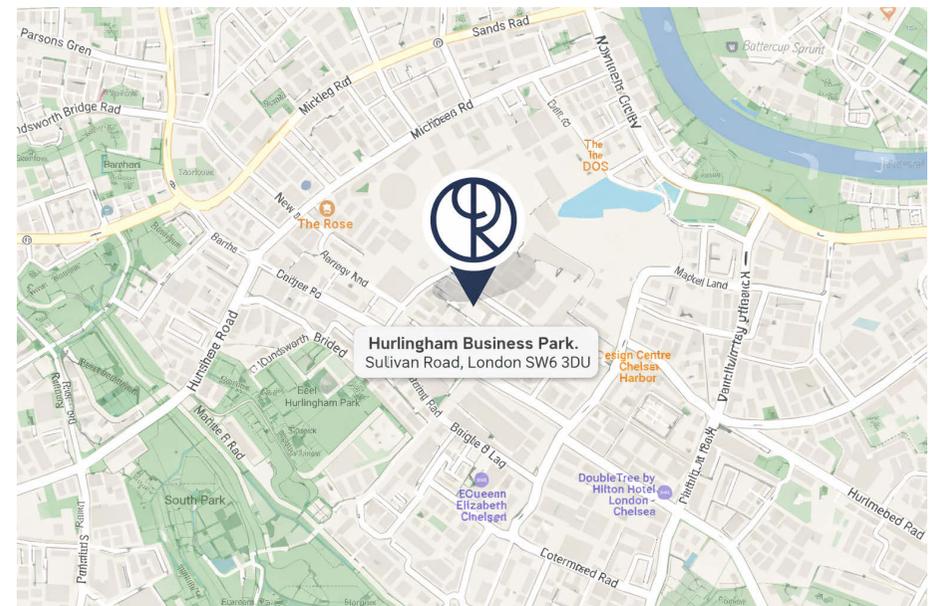
We have been advised by the London Borough of Hammersmith and Fulham that the rates payable for the current year are **£14,561**. Prospective tenants are advised to confirm this information by telephoning the local council on 020 8753 6681 option 6.

## Service Charges

£4.00 psf approx.

## Sale Price

Offers invited in the region of **£1.35m**



## Contact

Viewings by prior appointment with the agent

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