

## A FRONT LOADING UNIT WITH CAR PARKING OFFICE/STORAGE/INDUSTRIAL USES 1729 SQ FT / 160.62 SQ M APPROX

Unit 3A Imperial Studios, Imperial Road, Fulham, London, SW6



### KEY INFORMATION

<b>Size:</b>	1729 sq ft / 160.69 sq m approx.	<b>Business rates:</b>	TBC
<b>Guide Rent:</b>	£39,000 pa exclusive	<b>Service charge:</b>	Upon Application
<b>Tenure:</b>	Leasehold	<b>VAT:</b>	Applicable to Rent and SC

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

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

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

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# COWAN & RUTTER

COMMERCIAL AND RESIDENTIAL PROPERTY ADVISORS

## LOCATION

The property is located on the eastern side of Imperial Road close to the junction with New Kings Road. Fulham Broadway is close by providing an Underground Station (District Line). Imperial Wharf Station is also a short distance away with links to Clapham Junction & West Brompton (National Rail), Shepherd's Bush (Central Line) and onwards to Stratford & Willesden Junction. Bus routes to Central & SW London are close by. Shops are accessible on New Kings Road and at Fulham Broadway.

## DESCRIPTION

Imperial Studios is a purpose built complex comprising a mixture of Offices, Light Industrial and Warehouse units. This is front loading unit is arranged over ground and mezzanine floors. WC & Kitchenette facilities are installed. The development is popular and always maintains a high level of occupancy. Amenities are as follows:

- \* Car Parking
- \* Caretaker on site
- \* Close to Public Transport
- \* Kitchen & Meeting Room

## TENURE

A new lease is to be granted for a term available for negotiation.

## QUOTING RENT

£39,000 per annum plus VAT

## SERVICE CHARGE

Upon application

## BUSINESS RATES

Prospective occupiers are required to check this figure by telephoning the Business Rates Department at the London Borough of Hammersmith & Fulham on 0208 748 3020.

## VAT

VAT is applicable to rent and service charge.

## VIEWINGS – BY PRIOR APPOINTMENT WITH

### Cowan & Rutter

Kathryn Mellor

020 7349 6666

km@cowanandrutter.co.uk

Details prepared on 15/02/2018