



HIGH SPEC OFFICE SPACE TO LET / FLEXIBLE TERMS

Marlin House, 40 Peterborough Road, London, SW6 3BM

Approx - 160 ft² - 472 ft²

Location

Peterborough Road runs south off the New Kings Road at Parsons Green. Parsons Green (District Line underground station) is a short walk across the Green and the area enjoys an excellent array of facilities with Little Waitrose, Le Pain Quotidien, Cote, Co-Op Supermarket and the White Horse Gastro-Pub amongst others.

Description

Marlin House was built a few years ago to an extremely high standard providing arguably some of the best air conditioned office accommodation available in Fulham. The first floor has been converted in to 3 units, with shared kitchen facilities and Ladies and Gents WC's.

ACCOMODATION AVAILABLE – flexible lease terms to be negotiated

Unit 1.01- 12 persons	472 ft² - 43.85 m²	£1,250.00 +VAT /month
Unit 1.02 - 5-6 persons	235 ft² - 21.83 m²	£1,145.00 +VAT /month
Unit 1.03 - 2-4 persons	160 ft² - 14.86 m²	£1,080.00 +VAT /month

All utilities, buildings insurance, communal areas and kitchen cleaning will be included in the rent.

Business Rates

The tenant would be responsible and confirm with the London Borough of Hammersmith and Fulham on phone number 020 8753 6681

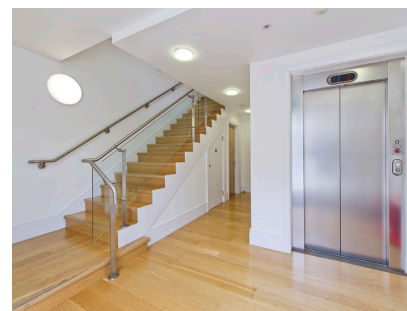
Tenure

The accommodation is available on a new lease for a term by arrangement directly from the freeholder.

Energy Performance Certificate

This property has an D 87 rating.

The EPC and Recommendation Report are available on request.



Contact

Viewings by prior appointment with the joint agents:



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