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**THE GLASS HOUSE, 11-12 LETTICE STREET, PARSONS GREEN, SW6 4EH**  
**3,854 SQ FT (358.05 SQ M)**

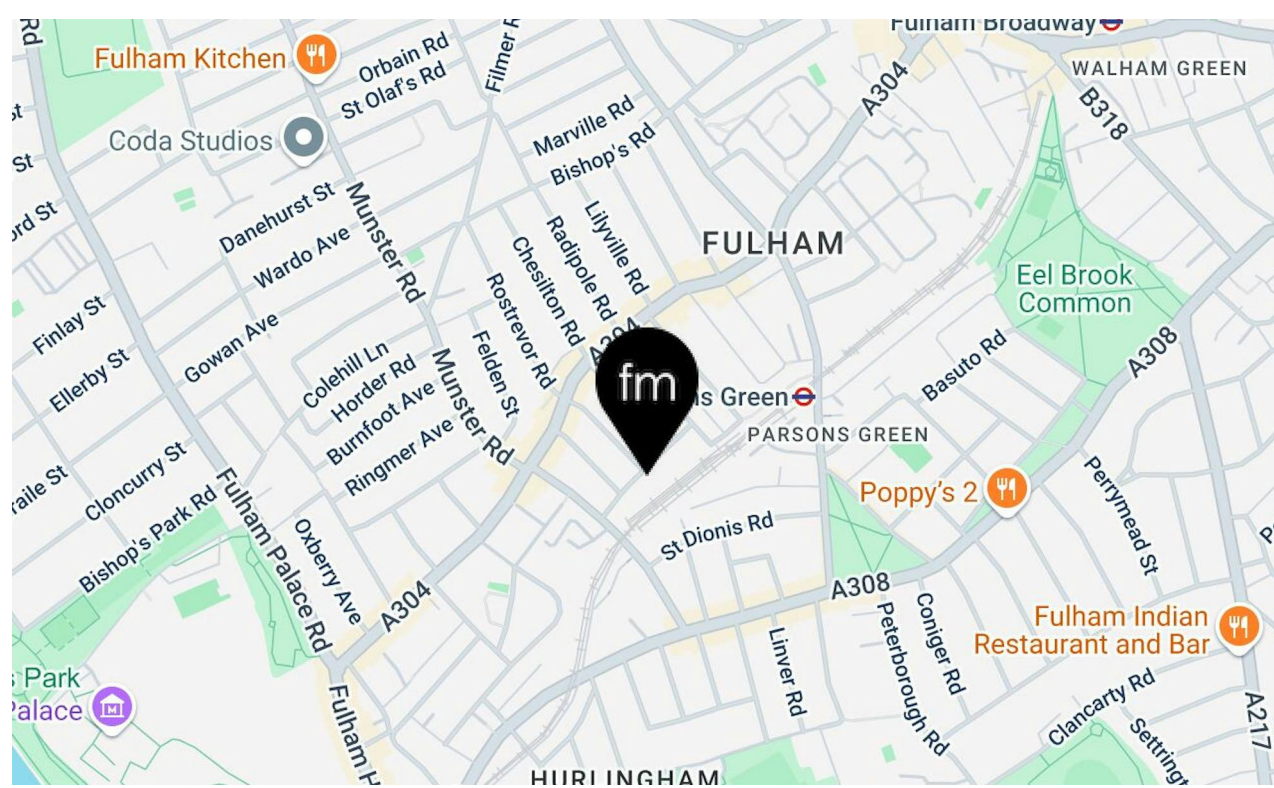


## LOCATION

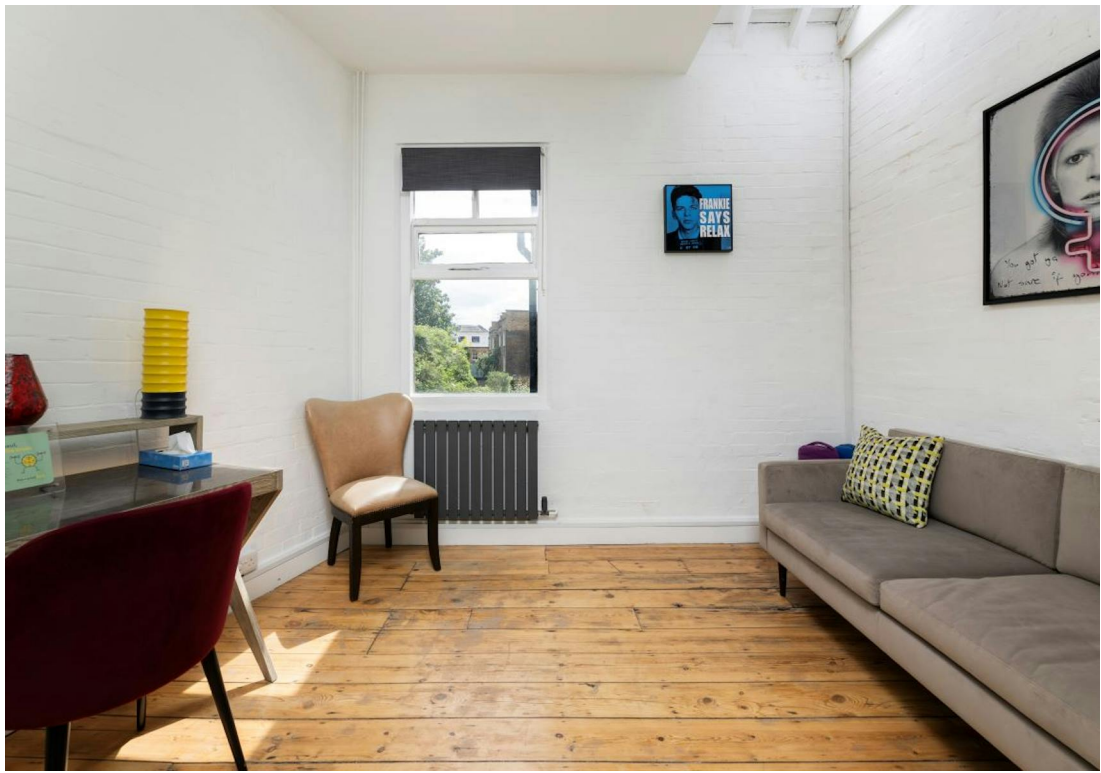
Positioned on the quiet and sought-after Lettice Street, just moments from the vibrant Fulham Road, The Glass House enjoys a prime location in one of southwest London's most desirable neighbourhoods. Parsons Green Underground Station (District Line) is just 250 metres away, offering swift connections to central London, including Westminster in under 20 minutes. The surrounding area is a blend of leafy residential streets and lively urban amenities. Within walking distance, you'll find an array of independent cafés, gastropubs, and boutique retailers, as well as larger names like Tesco and Greggs. The property is also conveniently located near Fulham Broadway and Putney Bridge, both under a mile away, enhancing its connectivity and appeal. Major road links such as the A304 (Fulham Road), A308 (New Kings Road), and Fulham Palace Road provide easy access to Hammersmith, the A4/M4 corridor, and beyond. This location combines the charm of a village-like setting with the convenience of city living—ideal for professionals, creatives, and businesses alike.

## DESCRIPTION

Nestled in the heart of Parsons Green, The Glass House is a distinctive and characterful property offering approximately 3,854 sq ft of versatile space across three levels. This Grade II listed building is thoughtfully arranged to accommodate four self-contained units, currently configured as office and consulting spaces, with additional staff and storage areas. The layout includes ground, first, and mezzanine floors, with select units benefiting from private rear terraces and independent street access. The property also features a ground-floor-only store with separate access. This property presents a rare opportunity for occupiers seeking a blend of heritage charm and future potential. This building is ideal for creative workspaces, boutique studios, or leisure users.







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### AVAILABILITY

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Store	118	10.96	Available
Ground	1,668	154.96	Available
1st	1,690	157.01	Available
Mezzanine	378	35.12	Available
Total	3,854	358.05	





## RENT

£42.50 per sq ft (£163,795 per Annum)

## BUSINESS RATES

Rates Payable £18 per sq ft

## LEGAL FEES

Each party to bear their own costs

## EPC

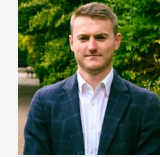
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## VAT

Applicable

## ADDITIONAL INFORMATION

### CONTACT



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**WEST LONDON'S LEADING  
COMMERCIAL PROPERTY AGENCY**

**FROSTMEADOWCROFT.COM | 020 8748 1200**  
ISLAND STUDIOS, 22 ST PETERS SQUARE  
HAMMERSMITH, LONDON W6 9NW

# LETTICE STREET, SW6

Approximate Net Internal Area of Tenancy 1: 88 Sq. metres  
947 Sq. feet

Approximate Net Internal Area of Tenancy 2: 67 Sq. metres  
721 Sq. feet

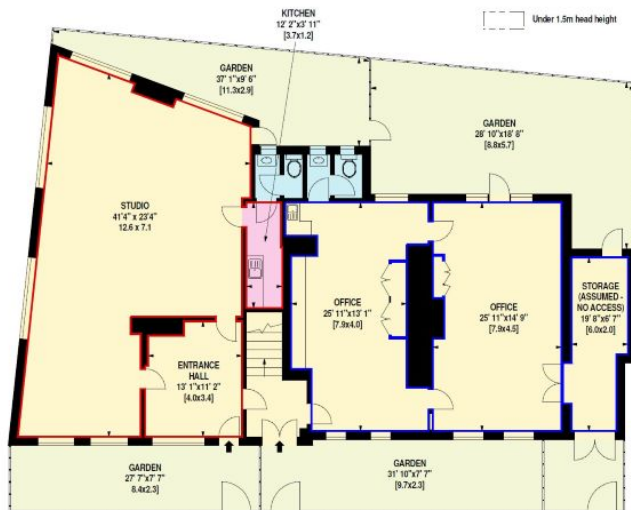
Approximate Net Internal Area of Tenancy 3: 87 Sq. metres  
937 Sq. feet

Approximate Net Internal Area of Tenancy 4: 70 Sq. metres  
754 Sq. feet

Excluding Storage Area of Approximately: 11 Sq. metres  
118 Sq. feet

Excluding Mezzanine Area of Approximately: 12 Sq. metres  
129 Sq. feet

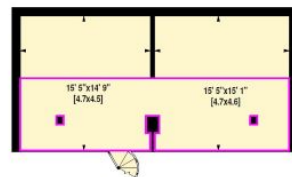
Excluding Mezzanine Area of Approximately: 23 Sq. metres  
248 Sq. feet



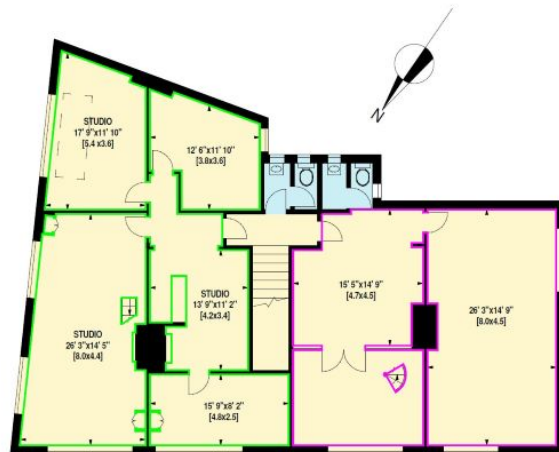
GROUND FLOOR



MEZZANINE



MEZZANINE



FIRST FLOOR