

## INDUSTRIAL WAREHOUSE/OFFICE – TO LET

**UNIT 18 The Talina Centre, Bagleys Lane, London SW6 2BW**

Approx. 1,268 sq ft – 118 sq m approx. Plus 2 Car Parking Spaces



### KEY INFORMATION

<b>Size:</b>	1,268 sq ft / 118 sq m approx.	<b>Business rates:</b>	Pls see details below.
<b>Guide Rent:</b>	Pls see below	<b>Service charge:</b>	Pls see details below

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## 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), Shepherds Bush (Central Line) and Willesden Junction. Fulham Broadway underground is also within walking distance.

## THE TALINA CENTRE

The Talina Centre is one of the few Studio/ Industrial / Warehousing developments within the London Borough of Hammersmith & Fulham where units are used for Warehousing & Light Industrial purpose. The unit was originally built with a double height area accessed through roller shutter loading doors. This area has been infilled with additional storage at first floor level.

## DESCRIPTION

A self contained building previously used for piano sales and repairs. There is a private forecourt for 2 cars leading to a roller shutter for easy access to the ground floor. The first floor is suitable for offices and has been extended over the ground floor for studio and storage use. The premises are second hand and are suitable for office/studio or distribution uses.

## FLOOR AREAS

Set out below are the approximate Gross internal areas:

Ground Floor:	625 sq ft	58 sq m
First Floor:	643 sq ft	60 sq m
<b>Total</b>	<b>1,268 sq ft</b>	<b>118 sq m</b>

## LEASE

Terms to be negotiated.

## GUIDE RENT

£28,000.00 pa.

## SERVICE CHARGE

To be advised.

## BUSINESS RATES

We have been verbally advised by LB Hammersmith & Fulham that the rates payable for the year commencing April 2020-2021 are NIL. Applicants are required to make their own enquiries by telephoning the Business Rates Department at LBHF on 0208 748 3020.

## VIEWINGS – BY PRIOR APPOINTMENT WITH SOLE AGENT

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