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MELBRAY HOUSE, 158 HURLINGHAM ROAD, FULHAM, SW6 3NG
5,098 SQ FT (473.62 SQ M)

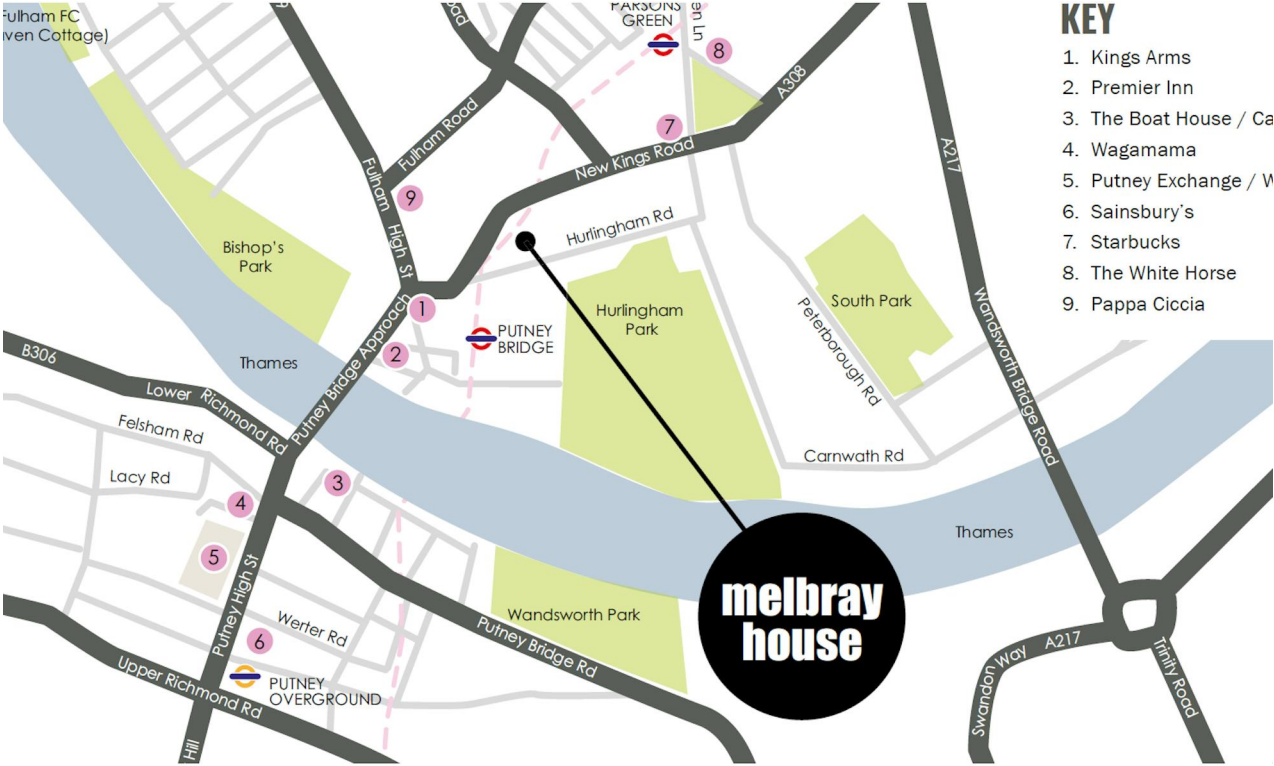
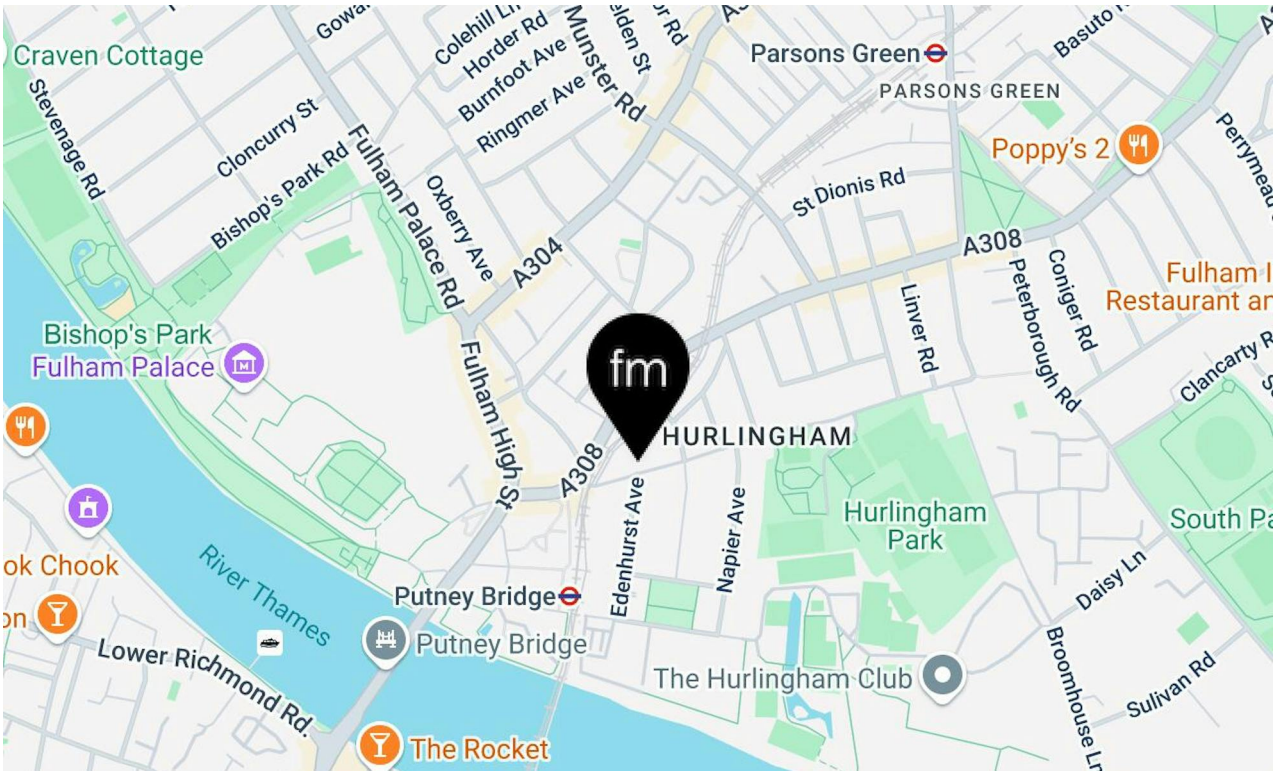
LOCATION

Situated at the southern end of New Kings Road just to the north side of the River Thames, Putney Bridge (District Line) Underground Station and bus terminal is just 3 minutes' walk away. A short walk across Putney Bridge, the High Street offers excellent shopping, restaurants and bars with Putney mainline station (for Waterloo).

DESCRIPTION

Melbray House is a unique converted industrial building in Fulham retaining many of the original character features including high ceilings and large warehouse crittal style windows. The building has exceptional natural light, particularly on the 1st floor where there is additional skylighting. Features such as high ceilings, steel trusses and original timber floor boards with painted brickwork create a truly genuine warehouse feel workspace.

The main space on each floor is open plan although there are additional meeting rooms / offices on both floors. All of the offices have comfort cooling. The building provides character space appealing to those occupiers not attracted to the typical "corporate box". Car parking is available on site with up to 6 spaces by separate arrangement.







ACCOMMODATION

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	AVAILABILITY
Ground	2,464	228.91	Available
1st	2,634	244.71	Available
Total	5,098	473.62	

PRICE

Offers in excess of £3,000,000

BUSINESS RATES

Rates Payable To be confirmed

SERVICE CHARGE

£5,000 per annum Approx. Total includes building and estate charge

LEGAL FEES

Each party to bear their own costs

EPC

C (57)

VAT

Applicable

ADDITIONAL INFORMATION

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CONTACT



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