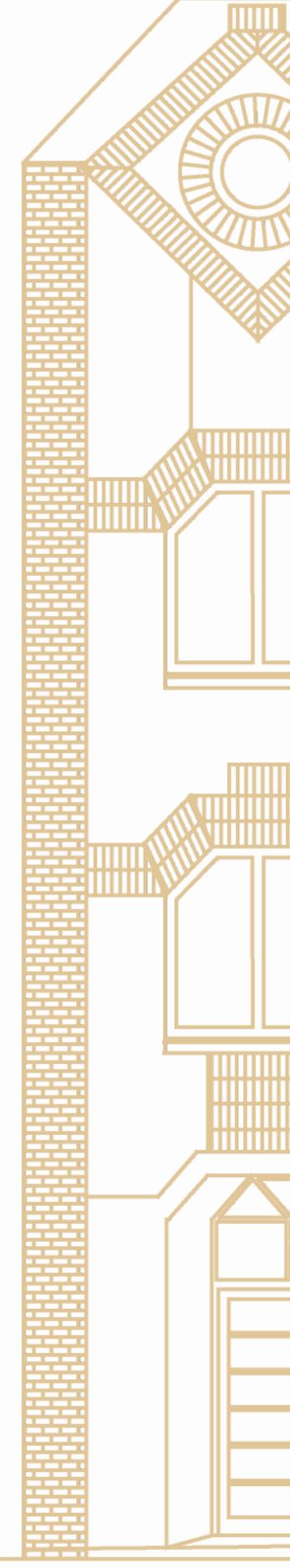


593-599 FULHAM ROAD

LONDON SW6

RIB

ROBERT IRVING BURNS





TO LET

Newly Refurbished
Bright Office Space with Terraces in close
proximity to Fulham Broadway Station

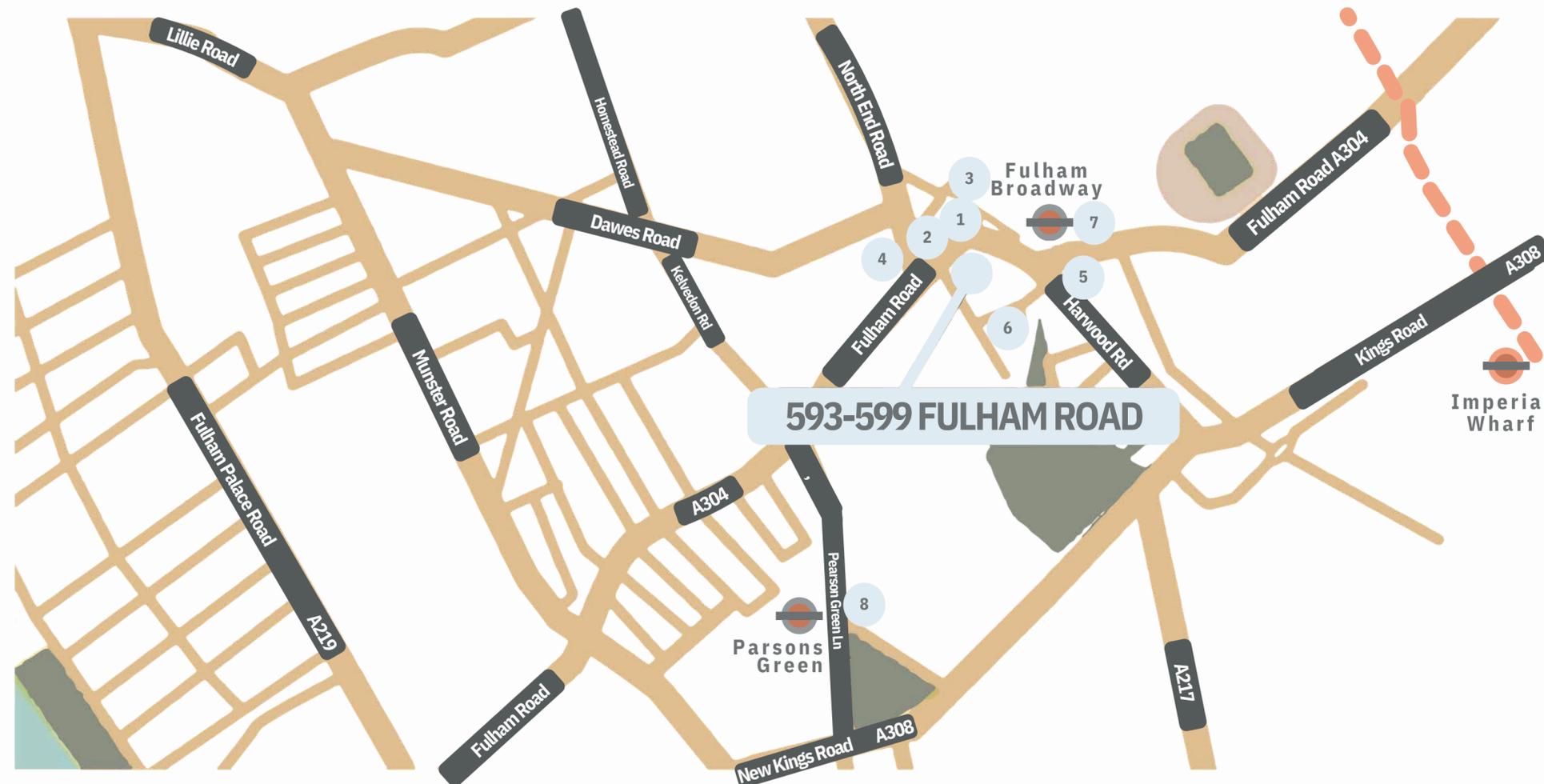
FULLY FURNISHED 2ND FLOOR

2,451 sq ft
2,616 sq ft

**5,067 sq ft
1st & 2nd Floor**

LOCATION

593 – 599 Fulham Road is situated on the north side of Fulham Road in the centre of Fulham Broadway. Fulham Broadway Underground Station (District Line) is 3 minutes walk from the property. West Brompton station (Overground and District line) is approximately 12-minute walk. There is a wealth of local amenities including independent cafes and restaurants, a Wholefoods, Waitrose supermarket and Tesco Express.



1: Tesco Esso Express



2: Millennium Hotel



5: Thai Square – Thai Restaurant



6: El Metro



3: Cote Brasserie



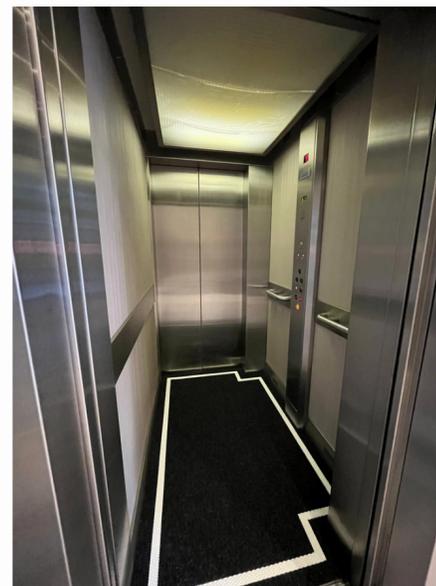
4: Waitrose



7: Fulham Broadway



8: The White Horse



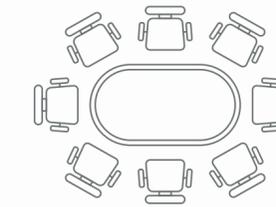
SUMMARY SPECIFICATION



Full access raised floor



Passenger lift



Partitioning requests
subject to agreement



Private terraces on each
floor (south facing)



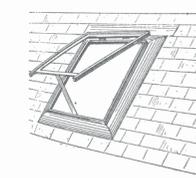
Excellent natural light



Air conditioning



Fitted Kitchenettes
(all floors)



Skylights on 3rd floor

FINANCIALS

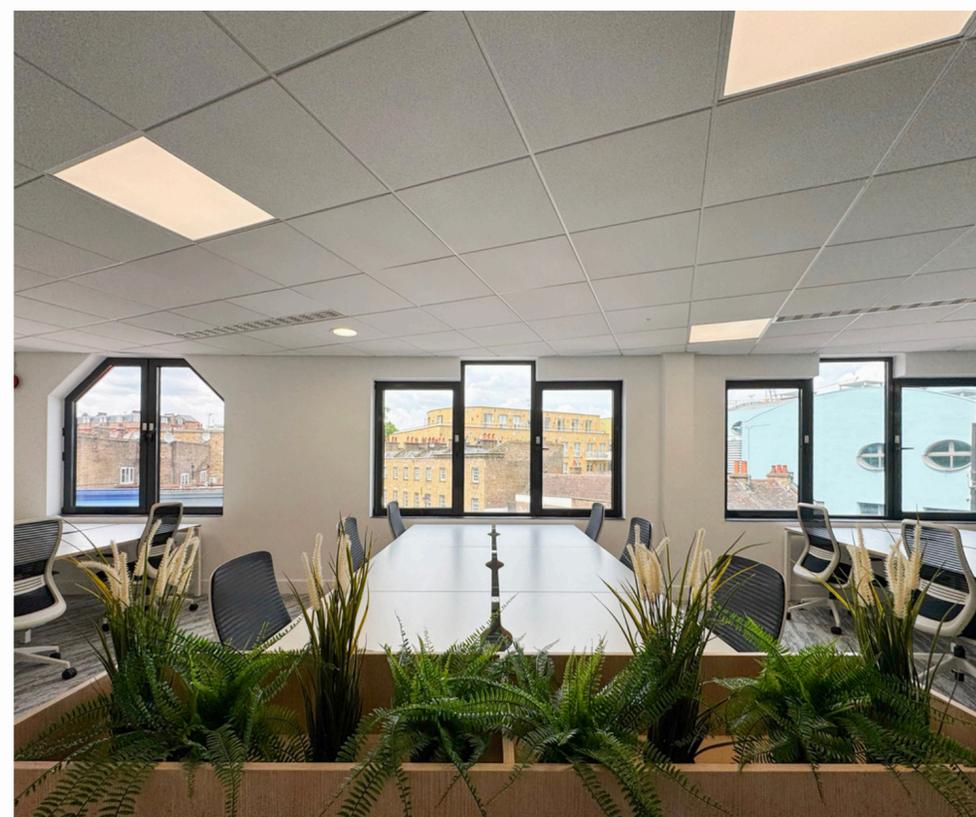
	First	Second	TOTAL
Sq ft	2,563	2,390	4,953
Quoting Rent (p.a.) excl.	£53,768	£53,768	£98,628
Estimated Rates Payable (p.a.)	£41,040	£41,040	£76,080
Service Charge (p.a.)	£21,435	£20,082	£41,517
Estimated Occupancy Cost excl. (p. a.)	£107,335	£107,335	£216,225



DESCRIPTION

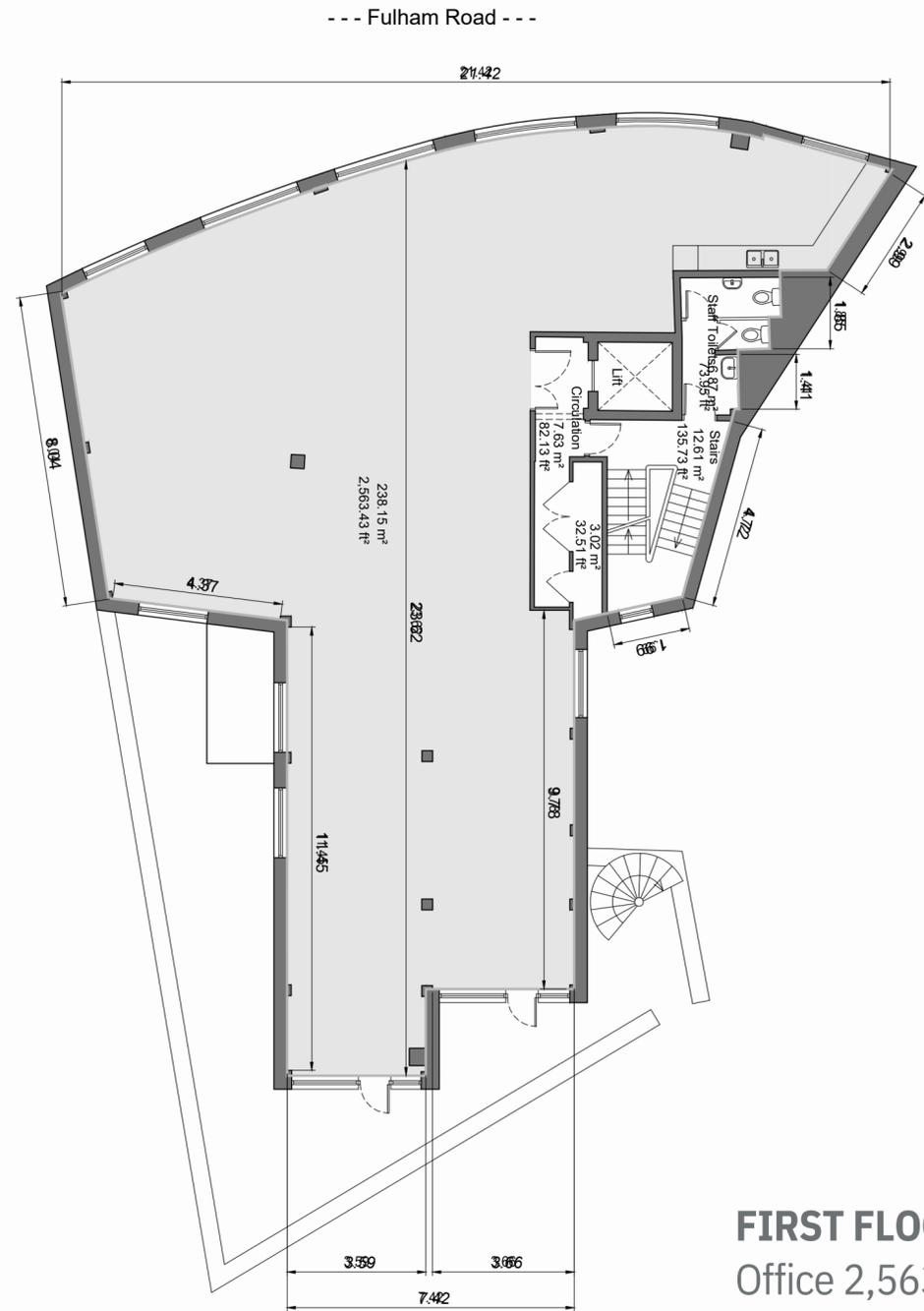
This fantastic Fulham property has been newly refurbished to offer sleek modern workspace. Having recently let the 3rd floor, the available opportunities are over the 1st and 2nd floor. The 2nd floor is fully furnished. The floors can be taken together or individually.

Easily accessible via a passenger lift, the property boasts a raised floor that offers flexibility in workspace design. The air conditioning keeps the space comfortable year-round, and the property features excellent natural light, skylights on the third floor, and private south-facing terraces on all floors.

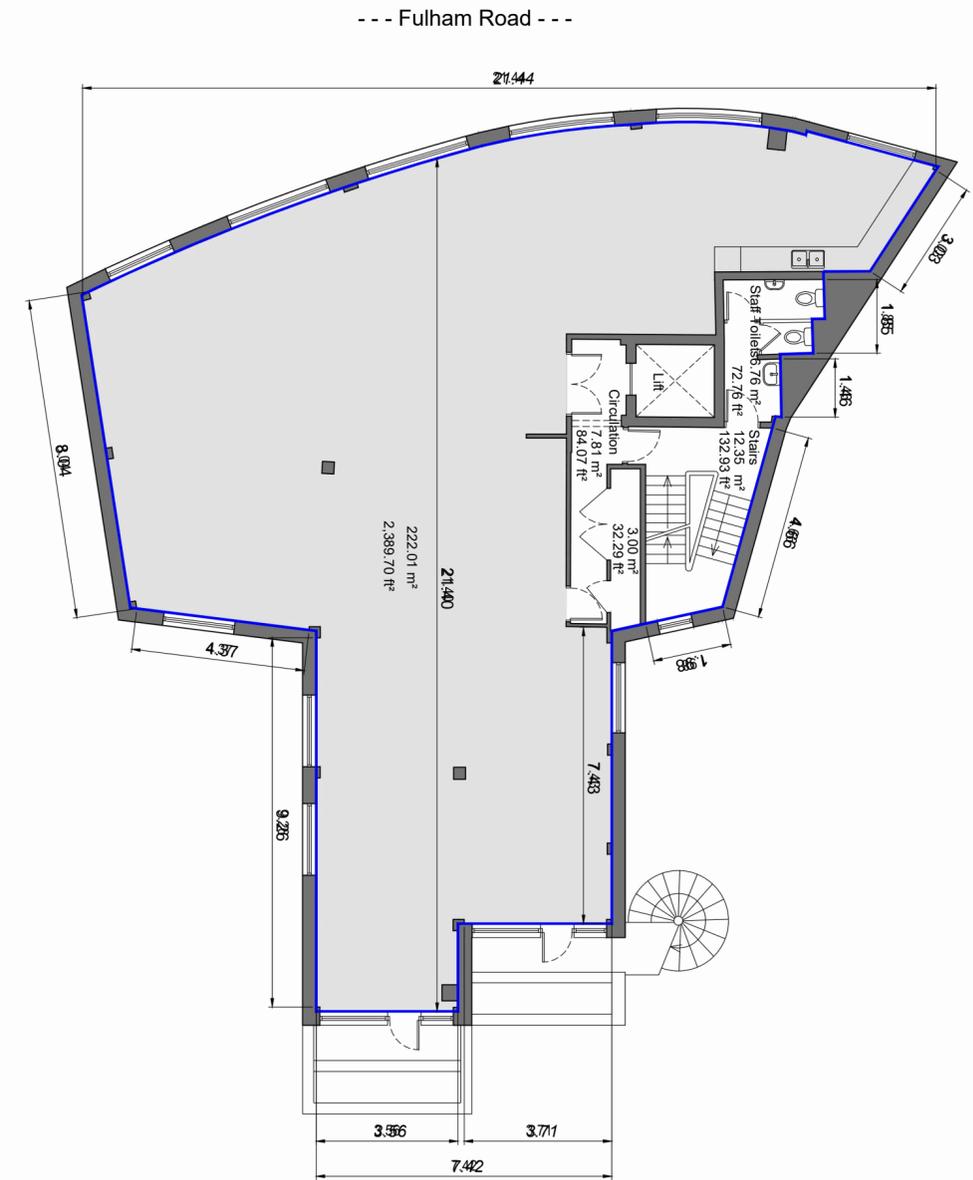


FLOORPLANS

Please note these are not to scale and partitioning is inaccurate.



FIRST FLOOR
Office 2,563 sq ft / 238.15 sq m



SECOND FLOOR
Office 2,390 sq ft / 222.01 sq m

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

FLOOR PLANS

Scaled plans available on request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

RIB

ROBERT IRVING BURNS

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Matthew Mulan

020 7927 0646

Matthewm@rib.co.uk

Tom D'Arcy

020 7927 0648

Thomas@rib.co.uk

Joint agent:

Frost Meadowcroft

Shaun Wolfe

020 8748 1200

