

11 HURLINGHAM BUSINESS PARK

Sulivan Road, Fulham, SW6 3DU

To Let - Recently Refurbished 2 Storey Office With 5 Parking Spaces

2,886 SQ FT

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Summary

Available Size	2,886 sq ft
Rent	£55,000 per annum
Rates Payable	£28,928 per annum This property could benefit from transitional rates relief
Service Charge	£10,044 per annum
VAT	To be confirmed
EPC Rating	Upon Enquiry

Key Features

- 5 parking spaces
- Recently refurbished
- Air conditioning
- Gated office park
- Central heating
- Perimeter trunking
- Rear storage room
- Motion sensitive alarm
- Carpeted and wood effect flooring
- WC and Kitchenette

Description

This recently refurbished, self contained, middle terrace office is set over two floors with large windows and natural light from two aspects. The property is located within a gated office business park with on site security.

This property benefits from 5 parking spaces, air conditioning, central heating, motion sensitive alarm, and perimeter trunking.

This property benefits from E class use and would suit a number of office occupiers.

Location

Situated within Hurlingham Business Park in South Fulham this property is within a 1 mile walk of Putney Bridge Station (District Line) and Wandsworth Town Station (South Western Rail). This property is also within easy walking distance of the amenities available in South Fulham on Wandsworth Bridge Road and the surrounding areas.

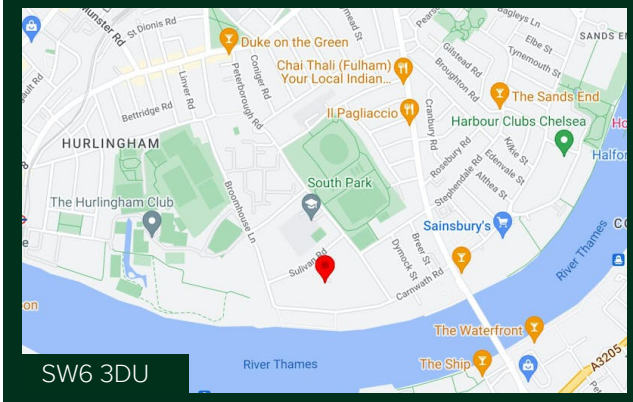
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,448	134.52
1st	1,438	133.59
Total	**2,886**	**268.11**

Video

- Video Tour - https://vimeo.com/791715146







Viewing & Further Information

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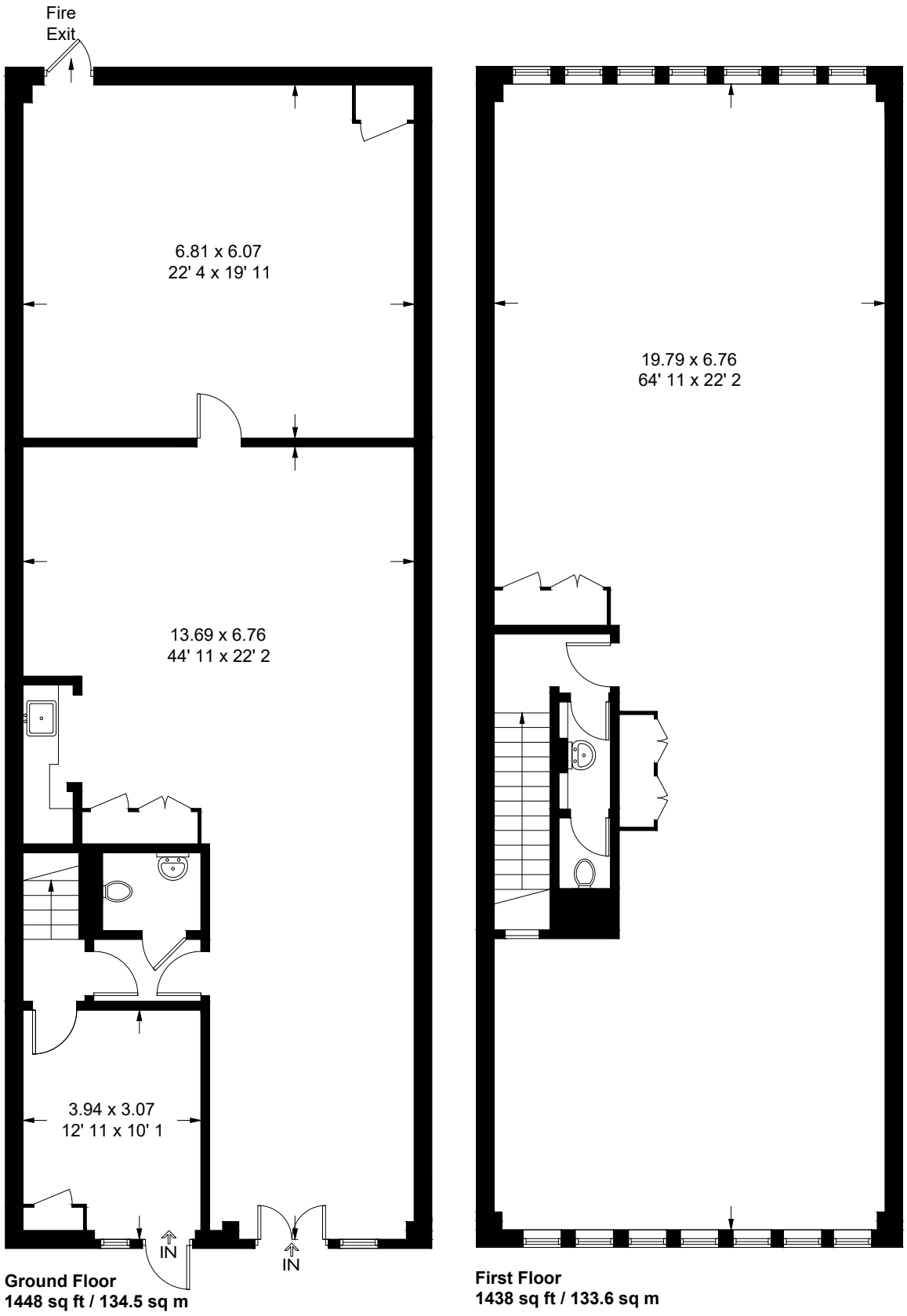
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Hurlingham Business Park

Approximate Gross Internal Area = 2886 sq ft / 268.1 sq m



Ground Floor
1448 sq ft / 134.5 sq m

First Floor
1438 sq ft / 133.6 sq m

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