



LOCATION

Hurlingham Business Park is situated on Sullivan Road in the southern part of Fulham.

Excellent amenities, including restaurants, cafes and pubs, are located on the Wandsworth Bridge Road and the New Kings Road.

The Park has a diverse occupier mix, including companies such as: Neill Strain Floral Couture, Genesis Imaging printers, GO Mammoth and Thomas Lyte (luxury leather and silverware brand). The prestigious Hurlingham Club and Harbour club, with tennis, gym and swimming pool facilities, are both within walking distance of the property.

DESCRIPTION

The property comprises three commercial buildings (13, 14, and 15). Set over ground and first-floor units 14 & 15 are used as offices with unit 15 providing double-height warehousing.

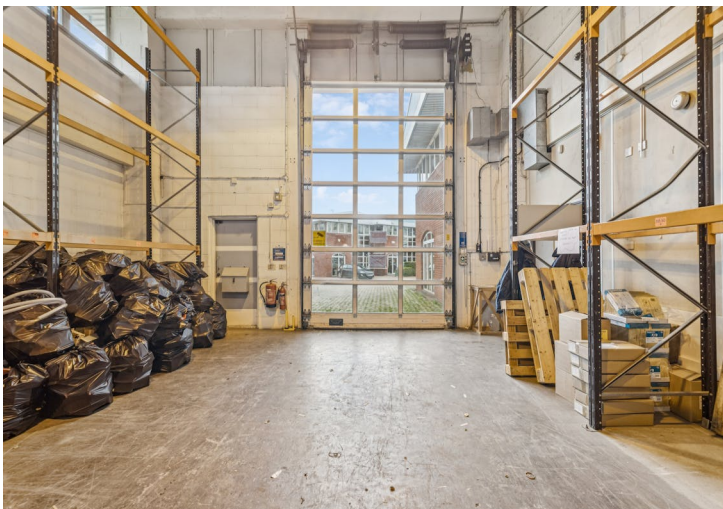
Units 14 & 15 benefit from a number of private offices, meeting rooms and a modern kitchenette.

The property is subject to a tenancy on part of the ground floor (1,517 sq ft). The lease was granted in October of 2022 for a period of ten years, the lease is subject to a tenant only break clause in October 2027. Preliminary discussions have been entered into regarding relocation.

The Property is part of an estate, comprising 20 units, known as Hurlingham Business Park, built in the 1980s as business / light industrial units.

There is a large central car park for shared use by all occupiers.





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AVAILABILITY

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,898	455.04	Available
1st	4,422	410.82	Available
Total	9,320	865.86	



PRICE

£3,950,000 Guide

LEGAL FEES

Each party to bear their own costs

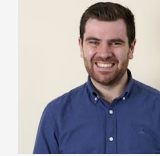
VAT

Applicable

ADDITIONAL INFORMATION

[VIEW WEBSITE](#)

CONTACT



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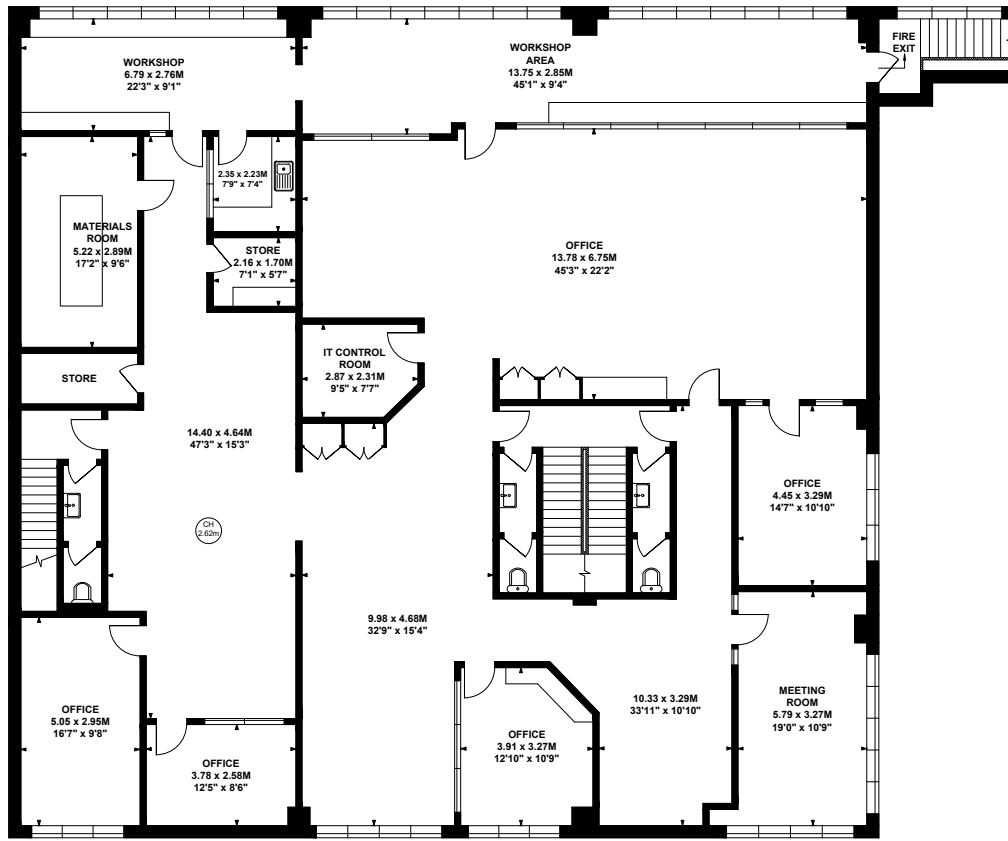
Hurlingham Business Park, SW6

Approximate gross internal area

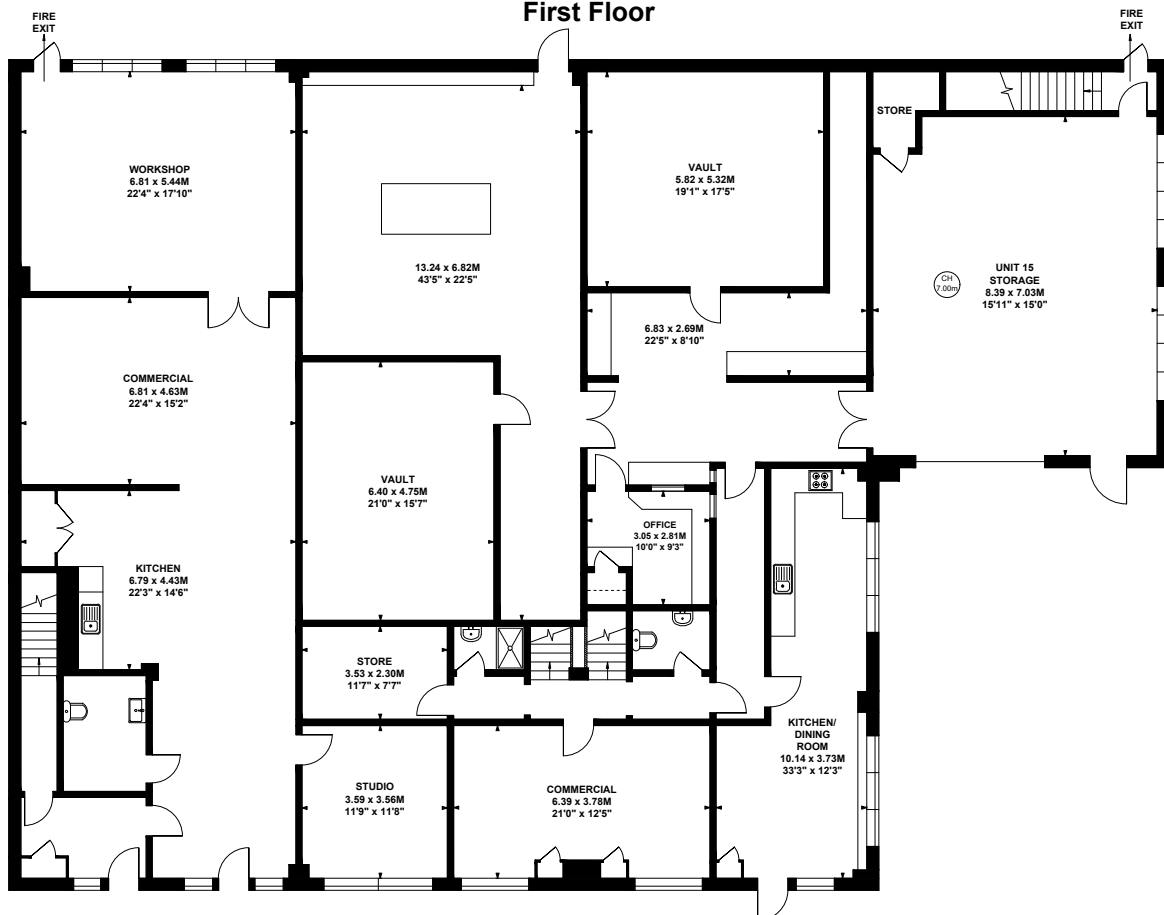
903.84 sq m / 9729 sq ft

Key :

CH - Ceiling Height



First Floor



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only