

1ST FLOOR OFFICES

**11 WYFOLD ROAD FULHAM
LONDON SW6 6SE**

Approx 950 SQ FT



LOCATION

The premises are well situated in the heart of Fulham immediately to the west of Munster Road. The nearest underground station is Parsons Green (District Line) with Putney Bridge and Fulham Broadway (both District Line) also close by.

Numerous buses run along Fulham Palace Road affording swift access to Hammersmith and Putney Bridge.

Subject to contract and exclusive of VAT if applicable

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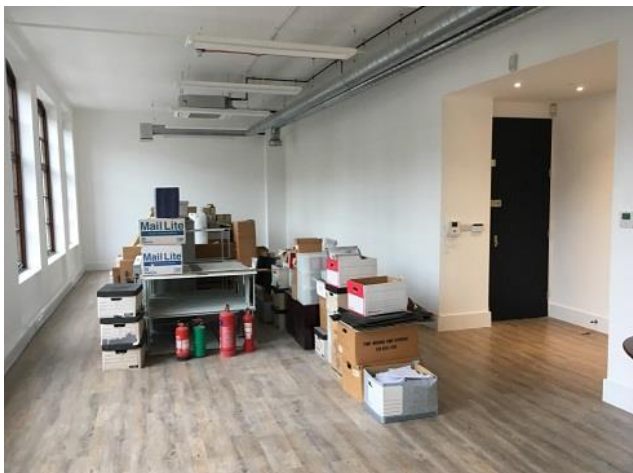
DESCRIPTION

The premises comprise a newly refurbished first floor office suite providing approximately 950 sq ft.

The premises are accessed via a communal ground floor entrance door that leads to an attractive ground floor reception, staircase and lift.

The premises have been extensively refurbished throughout with the following amenities:-

- New comfort cooling / air conditioning throughout
- New wooden floors throughout
- New kitchen
- New lights
- New comms room with CAT 6 cabling
- 2 X private WC's
- Open plan office area capable of sub division
- 8 Person passenger lift



LEASE

The premises are available on a new effective full repairing and insuring lease for a term to be agreed.

RENT

£45.00 per sq ft.

SERVICE CHARGE

Approximately £5.95 per sq ft.

BUSINESS RATES

Rateable Value: £21,750, Rates Payable £10,722.75

Please contact local authority to verify the above figures LBH&F 020 8748 3020

EPC

TBA

VIEWING

Strictly by appointment with through sole agents

HNG 020 3205 0200

Tim Wilkinson 07973 302 814

Mark Belsham 07973 372 698