MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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Property Particulars

+44 (020) 7581 9722

OFFICES TO RENT

317/321, FULHAM ROAD, LONDON SW10

2,423 SQ.FT / 225.10 SQ. MTS

LOCATION The premises are on the south side of Fulham Road in an area known as The Beach. The area is well served by high quality shops and restaurants with M&S Simply Food, Sainsburys, Sophie's Steak House being close. Gloucester Road underground tube station is within close walking distance (Piccadilly, Circle lines).

Misrepresentation Act: Miles Commercial Limited for themselves and for the vendors or lessors of the property whose agents they are give notice that :i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an order or contract; ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Miles Commercial Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Miles Commercial Limited trading as Miles Commercial, registered in England at NatWest Bank Chambers, 55 Station Road, New Milton, Hampshire BH25 6JA Company registration No:2591029

ACCOMMODATION

The offices are arranged over whole of the first floor which are shortly to be refurbished to provide bright open plan space benefiting from being on the corner of Fulham Road and Callow Street. The street entrance leads into a ground floor lobby with stairs leading up to the offices with access to the lift. Approximate net area is as follows:

First floor	2,423 sq.ft	225.10 sq.mts

AMENITIES

*	Comfort cooling	*	Suspended ceilings
*	24 hour access	*	Fully carpeted
*	WC facilities	*	Self-contained
*	Passenger lift	*	LED lighting

TERMS

LEASE

A new full repairing and insuring lease by way of a service charge for a term by arrangement. The lease contracting outside of the provisions of the Landlord & Tenant Act 1954 Part II as amended.

RENT £47.50 per sq.ft per annun exclusive
SERVICE CHARGE £TBC
RATES PAYABLE £18,389 pa 2016/2017
POSSESSION Immediate upon completion of legal formalities
VIEWING Strictly by appointment through sole agents

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