



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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OFFICES TO LET

5 HEATHMANS ROAD, FULHAM
LONDON SW6 4TJ

3,385 SQ.FT. (314.47 SQ.MTS)



LOCATION

The property is situated on the South side of Heathmans Road which is just off Parsons Green. The area is well served by shops and restaurants. Parsons Green underground (District line) is within a few minutes walk.

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.

ACCOMMODATION

The offices are arranged as a self-contained building over ground and first floor providing bright open plan space. The first floor is stepped back from the entrance providing a double height entrance lobby. The first floor is open plan with exposed roof trusses. The building benefits from comfort cooling and on the ground floor there is a kitchenette and three WC's including a shower. The net approximate floor area is as follows:-

Ground floor	1,889 sq.ft.	175.49 sq.mts.
Kitchen & stores	139 sq.ft	18.37 sq.mts
First floor	1,298 sq.ft	120.58 sq.mts
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Total	3,385 sq.ft	314.47 sq.mts

AMENITIES

- | | |
|------------------------|---------------------------|
| * Recently refurbished | * Excellent natural light |
| * 3 WC's & shower | * Centrally heated |
| * Fitted carpets | * 24 hour access |
| * Car parking | * Comfort cooling |

TERMS**LEASE**

A new effective full repairing and insuring lease by arrangement contracting outside the provisions of the Landlord & Tenant Act 1954 Part II as amended. The Freehold maybe available.

RENT

£131,377 pax

RATES

Rateable Value £114,000

POSSESSION

Immediate upon completion of legal formalities

VIEWING

Strictly by appointment through joint sole agents:

Peter Bromwich/ Ross Crummey
Miles Commercial
Tel: 020 7581 9722
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