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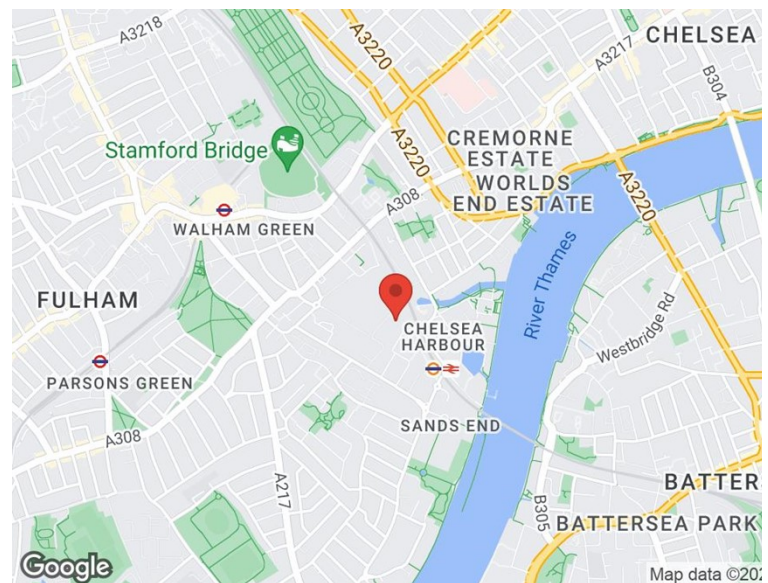
## The Boulevard Imperial Warf, London, SW6 2TL

ON THE RIVER - A 1ST FLOOR OFFICE SUITE IN IMPERIAL WARF NEXT TO CHELSEA HARBOUR

### FOR SALE

Area: 1,397.00 FT<sup>2</sup> (129.79M<sup>2</sup>) | £835,000 subject to contract |

- Secure access
- Flexible open plan office area
- Kitchenette
- x2 W/C's
- Air conditioning
- Recessed lighting panels
- Laminate flooring
- Multi-storey car park (additional cost)





## The Boulevard Imperial Warf, London, SW6 2TL

### LOCATION:

The premises are located on the 1st floor of a modern complex, which is situated to the North / East corner of the Imperial Warf development, directly off The Boulevard. Other local businesses include, New Brand Media Limited, One LDN Gym & Functional Fitness Space, Bray & Krais Solicitors, Mazepoint Ltd, Anzali Global, Media Zoo, Arrow Ship Broking Group, Pure Indulgence Catering, Olivia Gioielli Jewellery Store, YaMarhaba Express Lebanese, Yamal Alsham Lebanese, Fresca Italia, Imperial City Chinese, CGL Beauty London and Tesco Express. Imperial Wharf opens onto the river Thames to the East and immediately to the North is Imperial Wharf Station (West London Overground Line).

**LOCAL AUTHORITY:** Hammersmith & Fulham

### DESCRIPTION:

The office suite occupies a section of the 1st floor of an eight storey, purpose built, mixed-use complex. The communal entrance hall, stairs and lift rise to a secure area designated for office use.

The office suite is accessed via a communal corridor, which opens into an open plan office with good natural light. Glazed panel subdivisions form a small private office and a boardroom / meeting room. To the rear of the office is a fitted kitchen / breakout area and x2 W/C's. The suite is brightly decorated and benefits from wood effect laminate floors, air conditioning, natural light panels, and an integrated heating system for the whole block. The premises is in good order and is additionally served by bicycle storage and an underground multi-storey car park (parking charge additional), which forms the basement levels of the development.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
1st Floor Office Suite	1,397.00	129.79
<b>TOTAL</b>	<b>1,397.00FT<sup>2</sup></b>	<b>129.79M<sup>2</sup></b>

**FLOOR PLAN:** [Click Here](#)

### SALE TERMS:

Sold with vacant possession.  
Long leasehold, 999 years from 1999.

**PRICE:** £835,000.00

**SERVICE CHARGE:** TBC

**POSSESSION:** Vacant possession immediately on completion of legal formalities.

**VAT:** The premises is elected for VAT

### RATES:

Rateable Value: £44,000 per annum // Rates Payable £21,956. NB - We strongly recommend that you verify the rates with the London Borough of Hammersmith & Fulham's Business Rates Department on 0208 753 6681.

### LEGAL COSTS:

Each party to be responsible for their own legal costs.

### EPC:

Available upon request.

### CONTACT:

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**Knight Commercial London**

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