

020 3205 0200

eddisons.com

Fully refurbished Offices (Class E) - TO LET

**Eddisons**



**BISHOPS PARK HOUSE 25-29 FULHAM HIGH STREET LONDON SW6 3JH**

**Rent: £35 per sq ft pax**

**Size: 1,075 – 2,450 sq ft**

- Fully refurbished
- Air conditioning
- Meeting room level 2
- New entrance hall

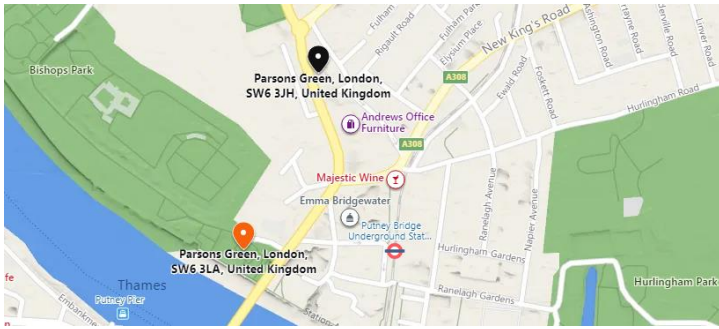
## LOCATION

The premises are prominently situated on the East side of Fulham High Street. Putney Bridge (District Line) underground station is the nearest station to the property within a few minutes' walk.

The varied shopping, restaurant and recreational facilities of Fulham High Street, Fulham Road and New Kings Road are all close by.

Local cafes include Papa Ciccia, Doctor Espresso and the units are above a Magnet Kitchen showroom..

Business parking permits are available from the local authority.



## DESCRIPTION

A newly refurbished entrance hall with lift to the upper floors.

The second floor has been refurbished to provide open plan offices with wood floors, cooling/heating, metal trunking and exposed hollow pot concrete ceilings with suspended LED lights. There is a fully glazed meeting room installed and a kitchenette.

The Third floor has been refurbished with new plaster ceilings with integral lighting and air-conditioning. This suite is newly decorated and has a new kitchenette, perimeter trunking and wood laminate flooring.

## ACCOMMODATION

Third floor. Approx. 1,075 sq. ft. (99.87 sq m)

Second floor. Approx. 1,375 sq. ft. (127.74 sq m)

Total Approx. 2,450 sq. ft. (227.61 sq m)

## AMENITIES

Comfort cooling-heating

Suspended LED lighting 2<sup>nd</sup>

Integral LED lighting 3<sup>rd</sup> Floor

Passenger lift

Kitchenettes

Partitioned office/meeting 2<sup>nd</sup> floor

## TERMS

NEW LEASES DIRECT FROM THE FREEHOLDER

## RENT

£35 per sq ft per annum exclusive (PAX).

## RATES

The following are estimates for rates payable and are assessed using the small business rate multiplier. This information will need to be verified by seeking confirmation from LBH&F 020 8748 3020

Floor	RV from 01/04/2023	Estimated payable to 04/2024
3rd	£31,000	£15,469
2nd	£37,750	£18,837.25

## SERVICE CHARGE

Approx. £6.50 psf excluding building insurance.



For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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## TIMING

Immediate

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## VAT

Is charged in addition.

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## LEGAL COSTS

Each party pays own legal costs

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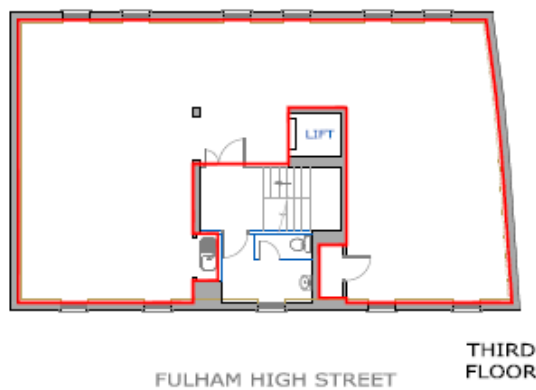
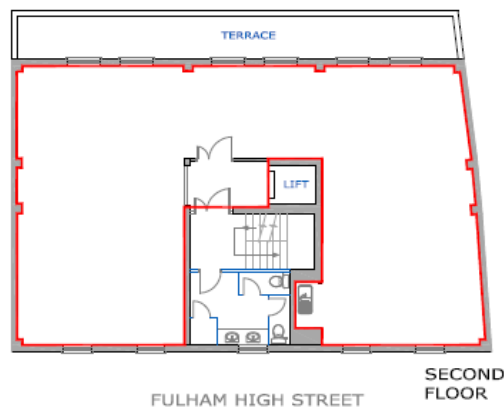
## EPC IN PRODUCTION

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## PLANNING

E CLASS FOR OFFICES, MEDICAL AND LEISURE.

ADDITIONAL INFORMATION SEE BELOW FOR PLANS AND PHOTOS



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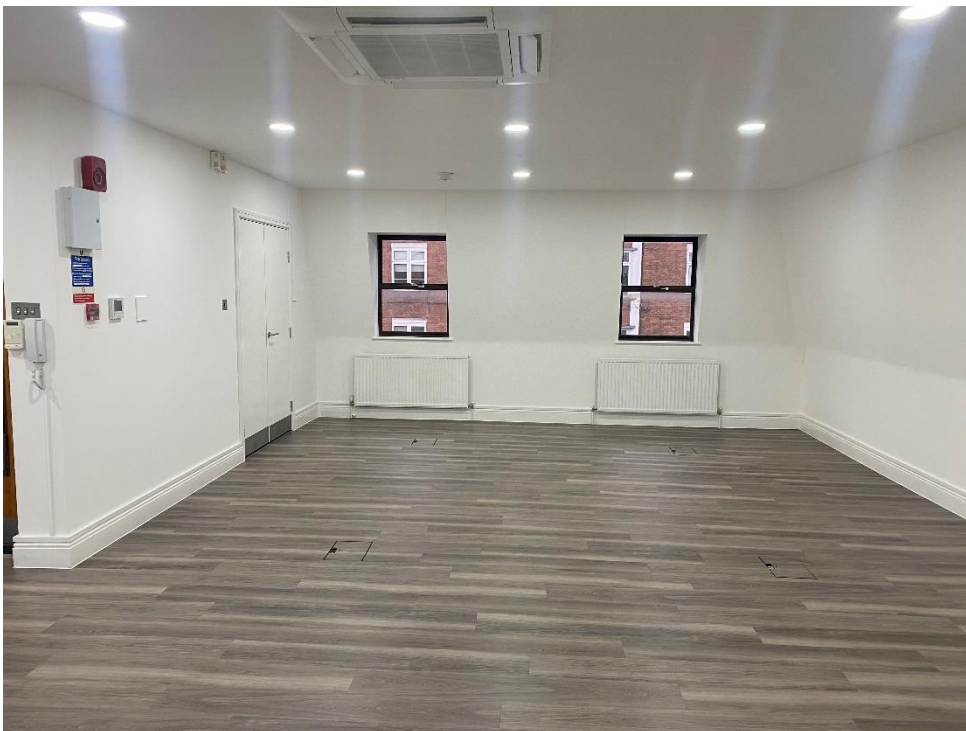
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Second Floor



Third Floor

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## VIEWING

Further information and inspections are available via the landlords' sole agents Eddisons  
**(020) 3205 0200**

Mark Belsham (07973) 372698

[mark.belsham@eddisons.com](mailto:mark.belsham@eddisons.com)

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