Eddisons

522-524 FULHAM ROAD FULHAM BROADWAY LONDON SW6 5NR

Top floor offices with roof terraces

TOTAL 1,679 sq ft

Location

522 is prominently situated on Fulham Road just to the west Fulham Broadway and adjacent to the entrance to the Waitrose car park.

Fulham Broadway underground (District line) is within a few minutes' walk as are the many facilities offered at Broadway including Wholefoods, Waitrose, The Broadway Shopping Centre, including David Lloyd Fitness, Vue Cinema and the many varied and independent retailers on North End Road and Vanston Place.



For more information visit eddisons.com T: 020 3205 0200

Eddisons

Subject to contract and exclusive of VAT if applicable

Description

The premises were comprehensively refurbished in 2017. The floor is currently arranged in open plan

The floor has a laminate wood effect floor with cabling and power in floor boxes returning to a patch panel.

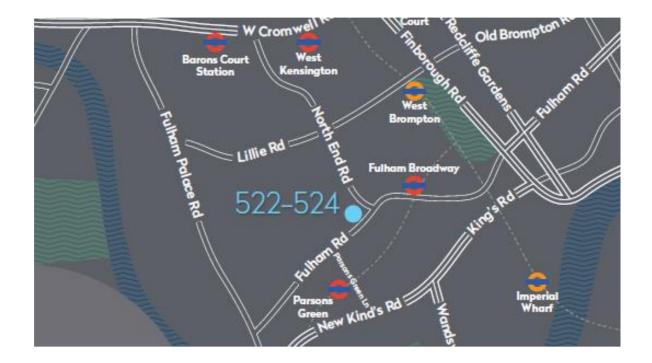
The refurbishment included the following

Air conditioning lift New lighting New Kitchen Computer cabling New WC's New decorations throughout

Accommodation

We understand the following approximate net internal floor areas apply.

Third Floor	1,679 sq ft	Plus two terraces
	.,	



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Eddisons

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Third Floor with floor boxes



WC facilities

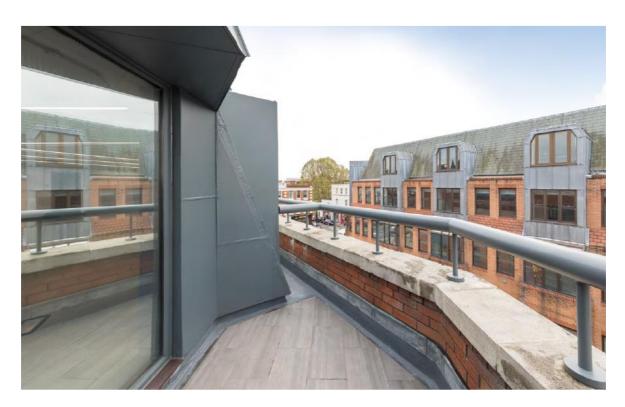
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Third floor before laminate floor

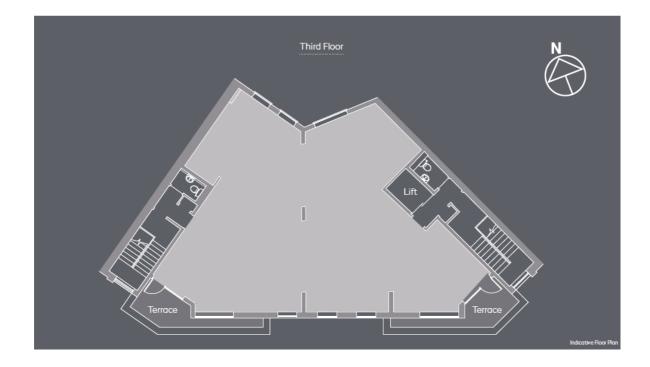


Third floor terrace x 2

For more information visit eddisons.com T: 020 3205 0200



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Indicative floor plans **NOT TO SCALE**

Terms

The premises are available on a new sub lease on flexible terms.

Rent

£45 per sq ft per annum exclusive.

Business Rates till 1st April 2023

Floor	RV	Approximate Payable	Rates payable/sq ft
Third Floor	£42,000	£22,344	£13.30

The above figures are estimates and all tenants must verify the above information by direct enquiry to the local authority Hammersmith and Fulham tel 0208 748 3020.

From 1st April 2023 the RV increases to £53,500

Accordingly, the rates payable will increase however this will be phased in with the amount rising by a max of 15% in the first year making rates payable in 2023/2024 approx $\pounds 25,695$ equating to $\pounds 15.30$ /sq ft

Service Charge

Guide for 2023 to be advised

Car Parking

Car parking is available on business permits from the local authority. Max 2 permits per business. Charges apply. Also pay and display street parking is available close by.

For more information visit eddisons.com T: 020 3205 0200



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Further Information and Appointments to Inspect Strictly by appointment with landlord's sole agents



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