

## 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](http://eddisons.com)  
T: 020 3205 0200

## 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**

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: 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/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. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS



**Third Floor with floor boxes**



**WC facilities**

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**Third floor before laminate floor**



**Third floor terrace x 2**

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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 1<sup>st</sup> 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 1<sup>st</sup> 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 £25,695 equating to £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.

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**EPC**

Band D-87

**Further Information and Appointments to Inspect**

Strictly by appointment with landlord's sole agents



**Mark Belsham 07973 372 698**

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