

BRIGADE HOUSE

8 Parsons Green

Fulham SW6 4TN

Overlooking
Parsons Green

Self contained with
private entrance

1,669 – 2,100 – 2,530 –
3,445 – 4,144 – 7,191 sq ft

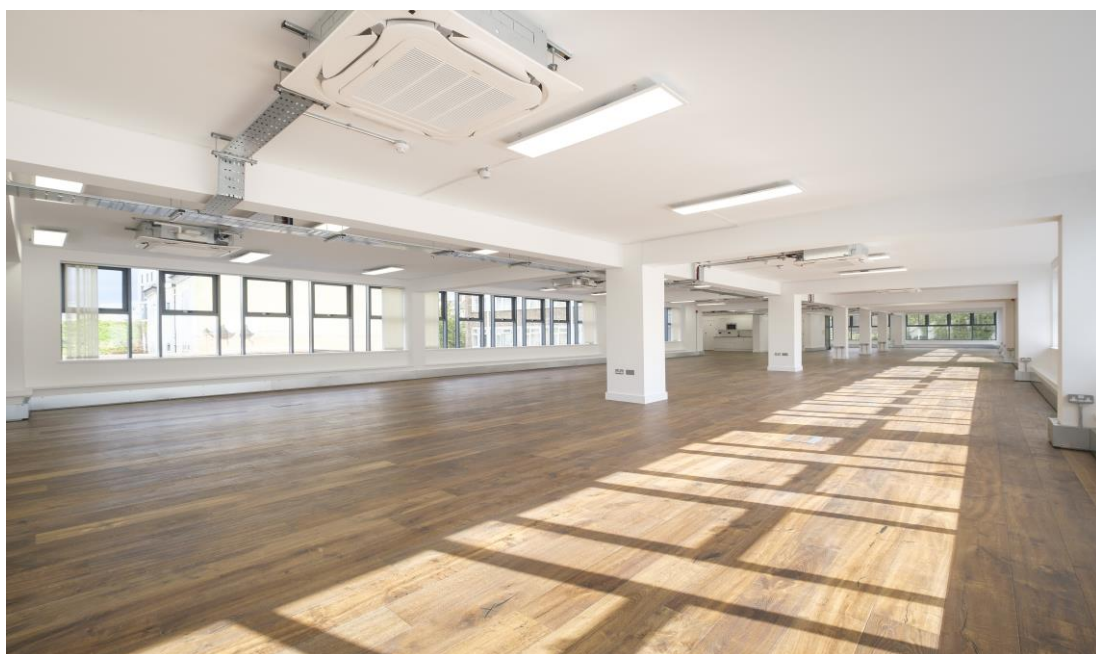
TO LET

FIRST FLOOR OFFICE WITH
5 PARKING SPACES





Refurbished 1st floor



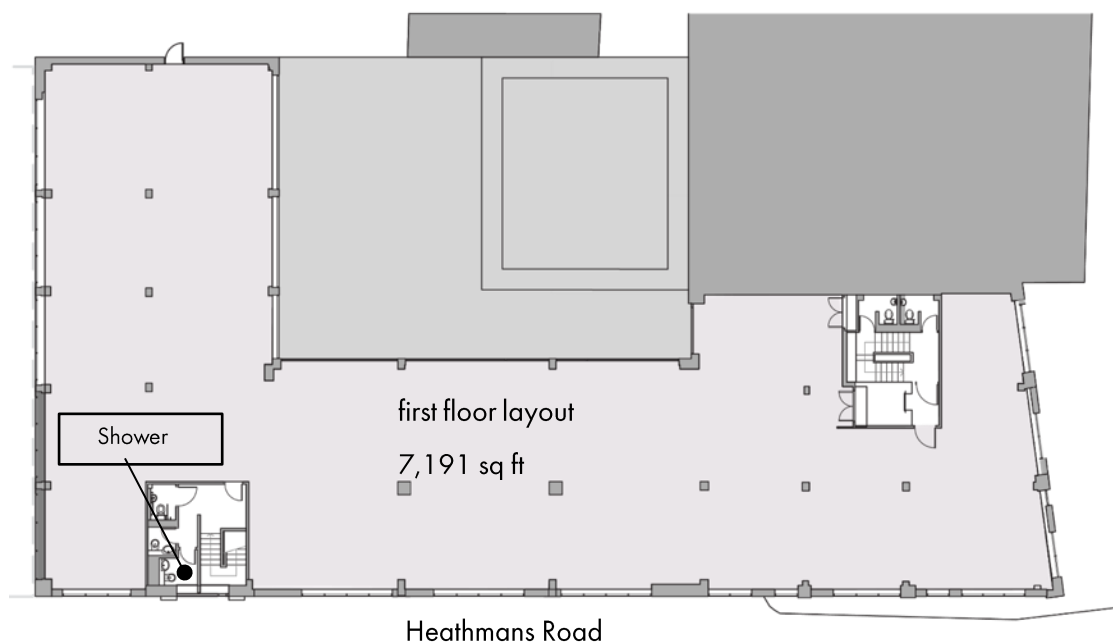
Refurbished 1st floor

DESCRIPTION

The offices comprise the whole first floor and are accessed from either the Parsons Green entrance or a private entrance via Heathmans Road. There is a car park at the rear with 5 allocated spaces. The floor has been refurbished with new comfort cooling/heating, LED lighting, New shower and fantastic natural light.

SPECIFICATION

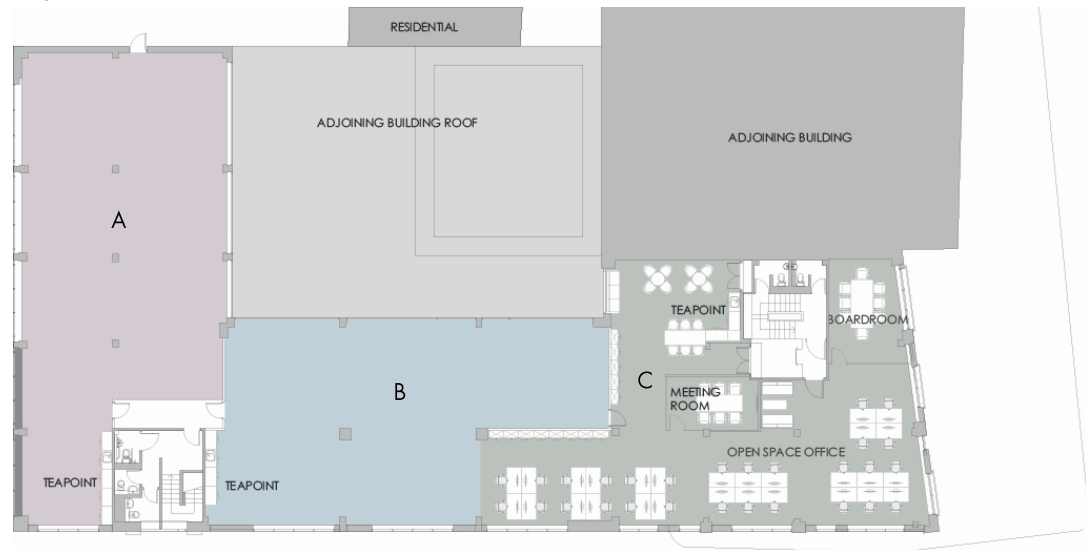
- Ultra-fast internet enabled up to 1 Gbps
- New comfort cooling/heating
- Additional private entrance from Heathman's Road
- Openable windows throughout
- Timber plank floors with central floor boxes
- Plastered ceilings
- New low profile LED lighting
- Underfloor and perimeter trunking
- New kitchen with integrated fridge and microwave
- Extensive natural light from three elevations and central lightwell
- Private male and female WC accommodation with a shower
- Passenger Lift
- Ground floor reception/entrance lobby
- On-site parking
- CCTV security



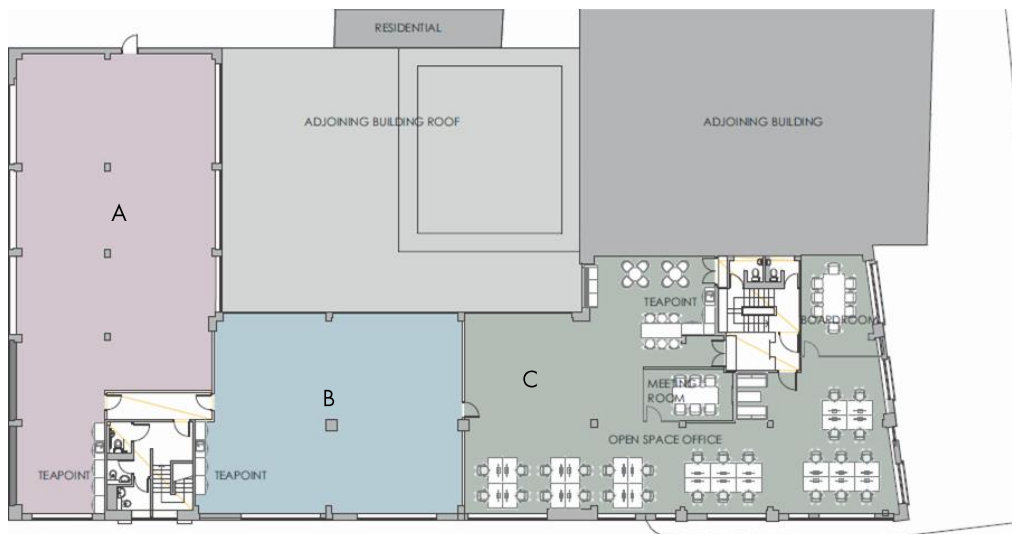
FIRST FLOOR SPLIT OPTIONS

SPLIT OPTIONS	SIZE SQ FT (SQ M)
Split 2 – B	1,669 (155)
Split 1 – B	2,100 (195)
Split 2 – A	2,383 (305)
Split 2 – C	2,530 (235)
Split 1 – A	2,830 (263)
Split 3 – B	3,445 (320)
Split 3 – A	4,144 (385)

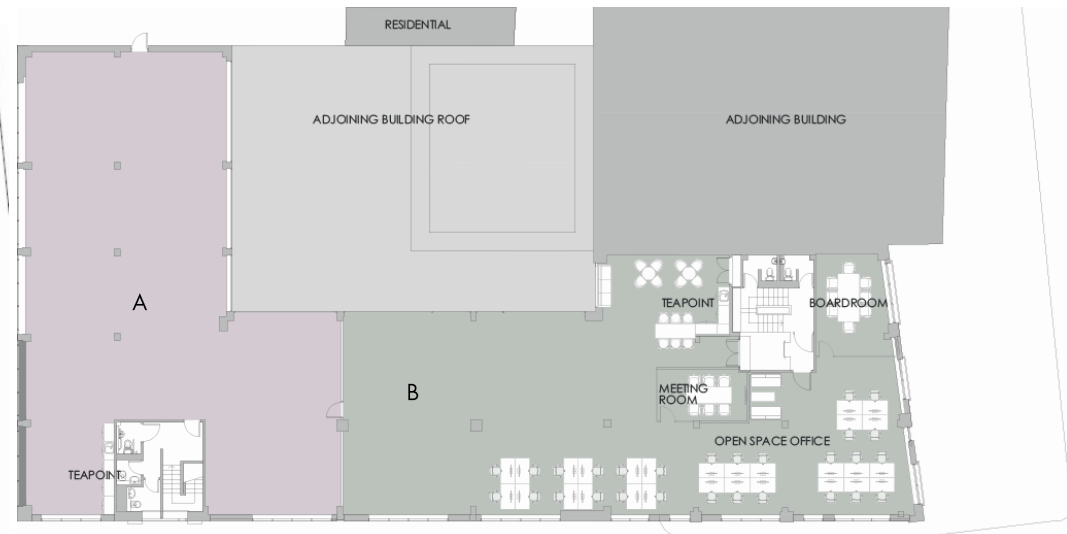
SPLIT 1

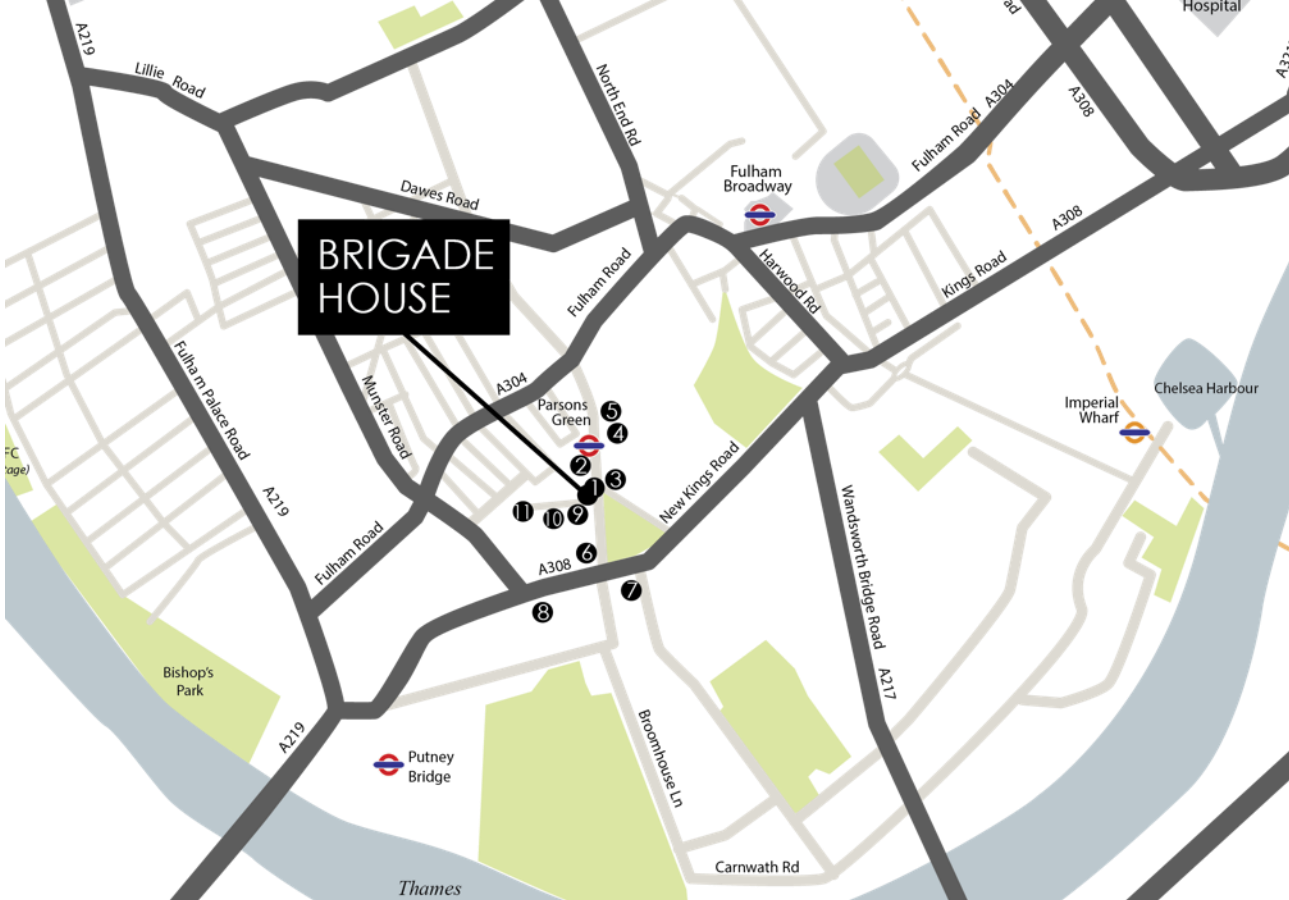


SPLIT 2



SPLIT 3





KEY

- | | | | |
|------------------------------|---------------------------------|-----------------------------------|--|
| 1. Little Waitrose | 4. Amuse Bouche & Champagne Bar | 7. Duke on the Green | 10. Transition Zone / Absolute – fitness classes |
| 2. Le Pain Quotidien & Co-op | 5. Cote Brasserie | 8. Boma Green – Bar/Eatery | 11. The Hot Spot Yoga |
| 3. The White Horse - Pub | 6. Starbucks | 9. Slice Studio – fitness classes | |

LOCATION

The property is situated in a prominent position on the corner of Heathmans Road and Parsons Green Lane directly opposite The White Horse Pub. Parsons Green Underground Station (District Line) is a 1-minute walk.

The property is surrounded by an abundance of local amenities including Little Waitrose, The White Horse Pub, The Duke on the Green, Starbucks and Cote Brasserie. On Heathmans Road to the side of the property, there are numerous gyms, yoga and pilates studios.

ACCOMMODATION

1, 669 to 7,191 sq ft (155 to 668 sq m)
first floor offices, see table on previous page.

RENT

£45 per sq ft

RATES

£12.50 per sq ft estimation awaiting reassessment

SERVICE CHARGE

£7.00 per sq ft

TERMS

Flexible terms direct from landlord to be agreed

EPC

Band B - 40

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