



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

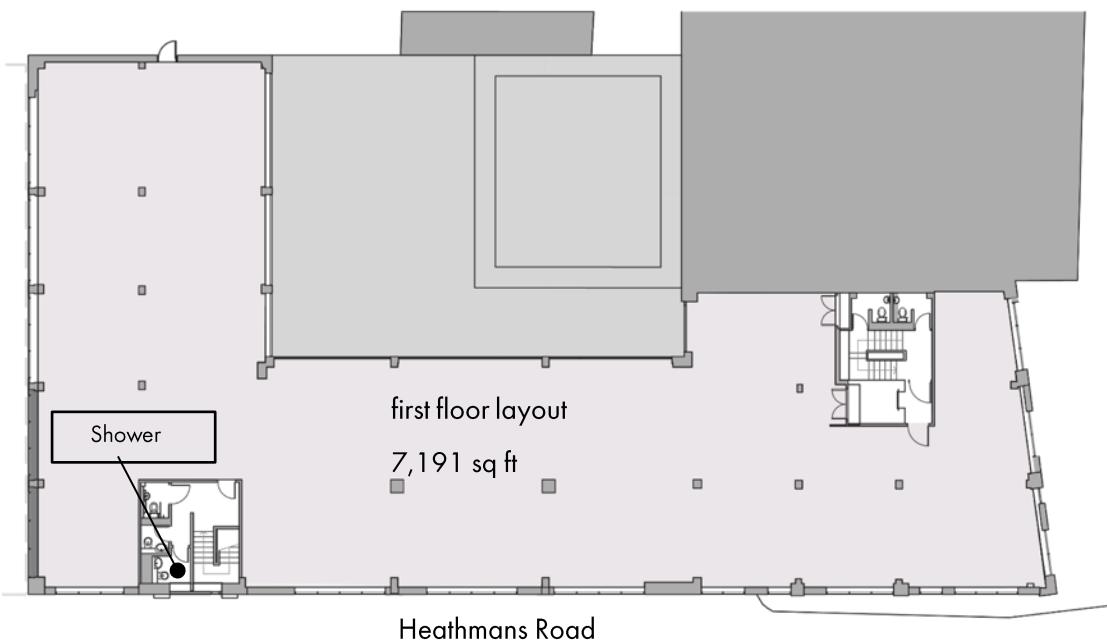
FIRST FLOOR OFFICE WITH
5 PARKING SPACES



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.

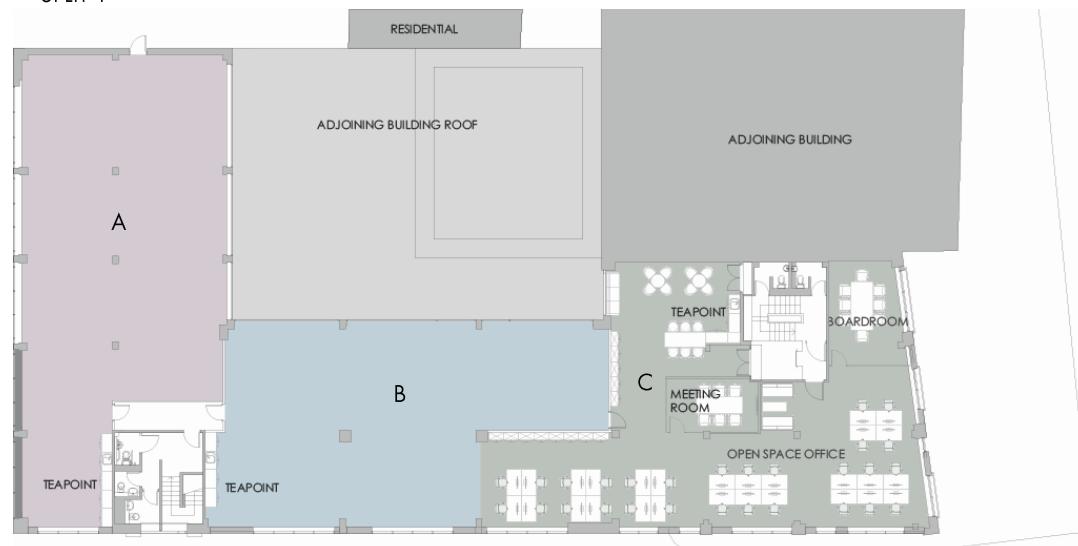
SPECIFICATION

- 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

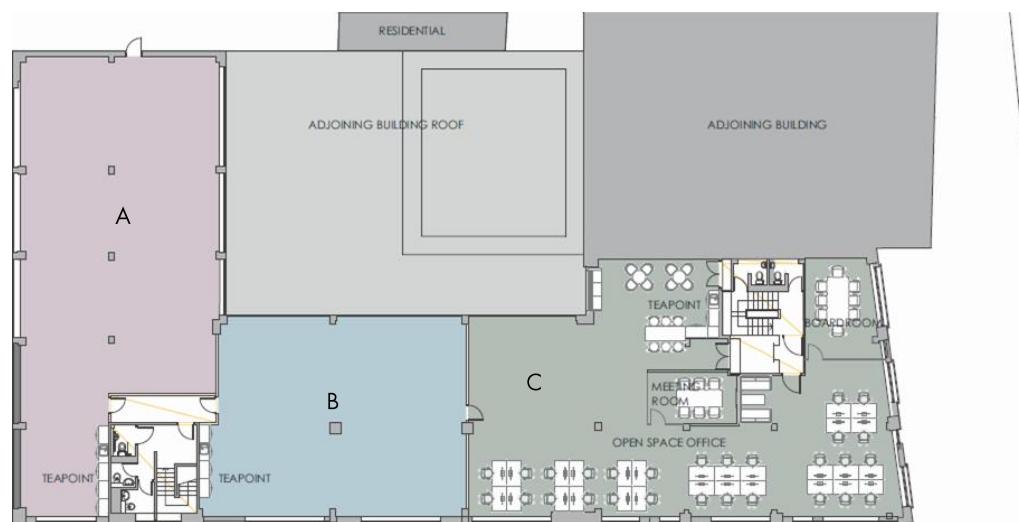
FIRST FLOOR SPLIT OPTIONS

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)

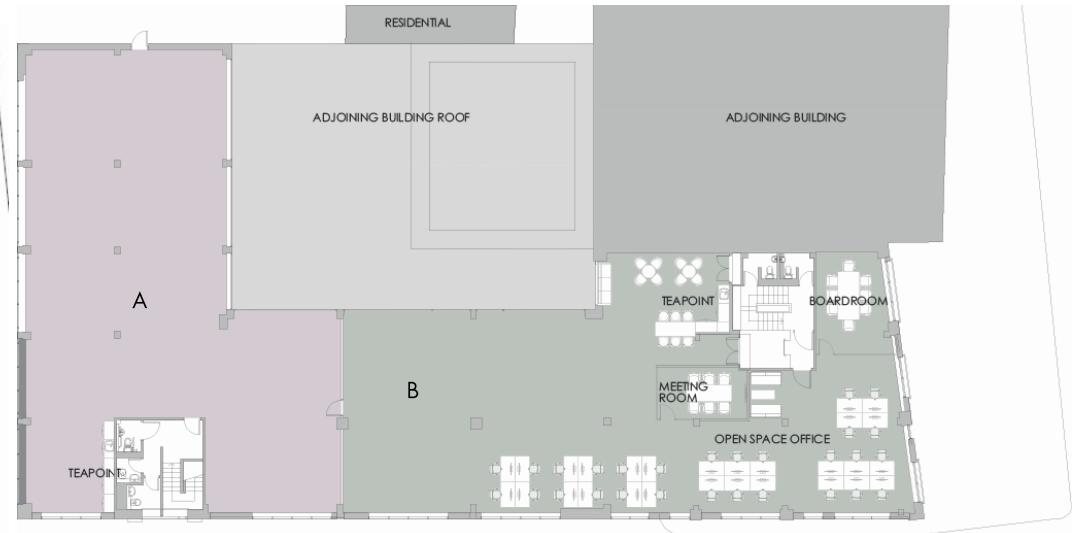
SPLIT 1

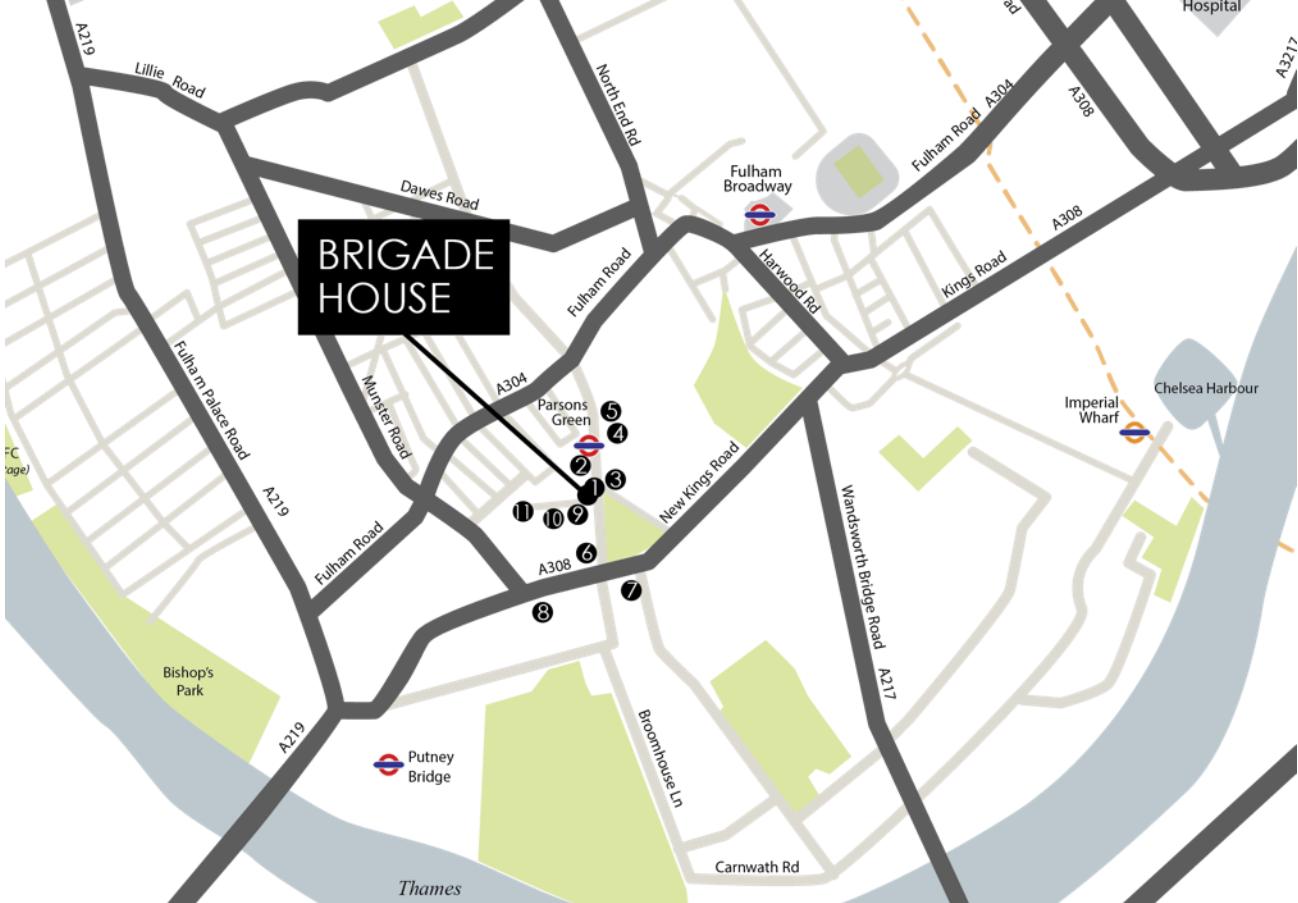


SPLIT 2



SPLIT 3





KEY

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



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.

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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