

020 3205 0200

eddisons.com

Small office - TO LET

Eddisons



ELYSIUM HOUSE, 126/128 NEW KINGS ROAD ,FULHAM, SW6 4LZ

Rent: £1,315pcm

Size: 340 sq ft (31.59 sq m)

- Small office suite in Fulham
- Rent inclusive of heating lighting and power (subject to fair use)
- Very close to Putney Bridge District Line Underground Station
- New short form lease

LOCATION

The premises are prominently situated on the New Kings Road almost opposite its Junction with Foskett Road. Parsons Green and Putney Bridge Underground Stations are the nearest to the property. The varied shopping, restaurant and recreational facilities of New Kings Road and Parsons Green are all close by.

DESCRIPTION

Elysium House is a period office building situated fronting The New Kings Road and adjacent to the Uncommon co-working centre. Accessed via the side door through the Un Common entrance gates.

The suite is situated on the third floor and provides a large room overlooking the New Kings Road and a smaller room at the rear.

The occupier will have access to a small Kitchen facility that is shared with other occupiers in the building. There is also use of shared WC's. A ground floor meeting room is available on a pre booked basis.

SERVICES

Service charge, Building Insurance, Lighting, heating and small power are included in the rental, subject to fair use. CCTV and Alarm.

Cleaning is at an additional cost of £60 per month.

ACCOMMODATION

3rd floor (Top) office suite, 2 rooms, approx. 340 sq ft

PLANNING

E class use

RENT

£,1315 pcm payable monthly.

VAT

Not charged in addition

LEASE TERMS

New 12 month short form lease, 3 month notice.

TIMING

Available now

RATES

Not in the rating list.

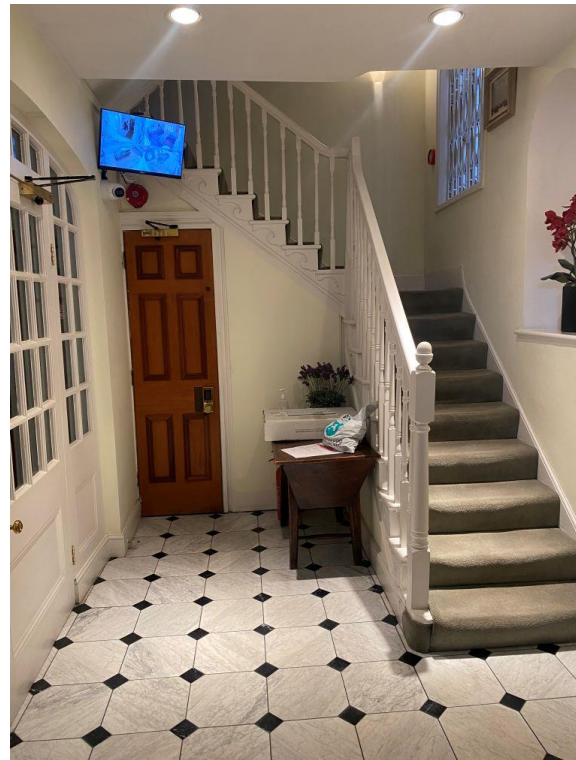
RV under £12,000 would be nil payable for qualifying businesses. Please verify with LBH&F

EPC

Band D-81

LISTED STATUS

The property is Grade 2 listed



VIEWING

Strictly via the agents Eddisons

Mark Belsham 07973 372 698

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For more information, visit 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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3rd floor office overlooking New Kings Road



Meeting room, shared access.

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Rear office

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