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Riverside Offices - FOR SALE

**Eddisons**



**B1- IMPERIAL WHARF- FULHAM- LONDON -SW6 2BU**

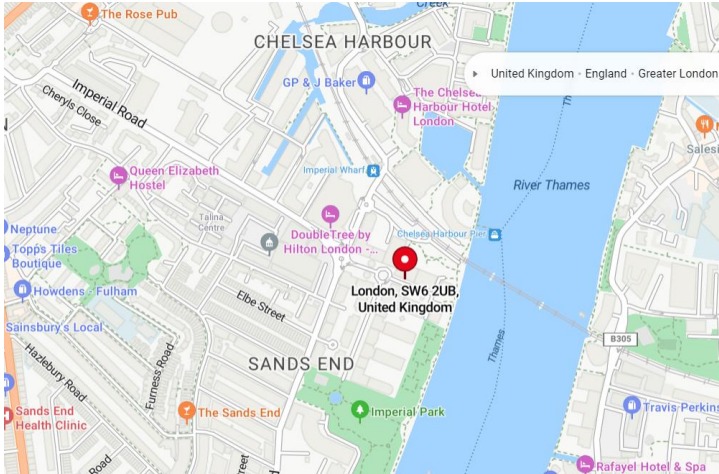
**Price: £4,150,000**

**Size: 7,560 sq ft ( 702 sq m)**

- Prime river views
- Self contained
- Fully fitted
- Virtual freehold

## LOCATION

Imperial Wharf is located at the junction of Townmead and Imperial Roads overlooking The Thames. It is adjacent to Chelsea Harbour and Imperial Wharf Overland train station providing services to Willesden and Clapham Junctions reaching out to the home counties and Gatwick Airport. Fulham Broadway (District line) via bus (391/424) and Earls Court (Piccadilly and District Lines) via C3 through Chelsea Harbour are readily accessible.



## DESCRIPTION

Imperial Wharf is prominently situated adjacent to Chelsea Harbour overlooking the Thames. The scheme provides a high-quality residential and commercial environment with occupiers including the London Gym, Tesco Express, Double Tree by Hilton, Harris and Hoole Coffee and many other independent restaurants and bars. The development has been undertaken by Berkley Group and includes open space at Imperial Park and access to Chelsea Harbour landing stage for the Uber River boats from Putney to the City/Docklands.

B1 provides a unique riverfront opportunity for a variety of uses and has direct river frontage, two private terraces and expansive views over the river Thames. Formally The Blue Elephant Thai restaurant, the premises have more recently been used by Media Zoo as their headquarter office and showroom.

The property is fitted for immediate occupation and provides a blend of private offices, meeting rooms,

open plan work areas, studios and high-quality bathrooms and showers.

## ACCOMMODATION

We calculate the property extends to 10,000 ft.<sup>2</sup> gross internal and with the following approximate net internal office areas.

Mezzanine (1st floor)	3121 ft. <sup>2</sup>
Ground floor	2324 ft. <sup>2</sup>
Ground floor double height	868 ft. <sup>2</sup>
<u>Lower ground floor Studio</u>	<u>1247 ft.<sup>2</sup></u>
<b>Total</b>	<b>Approx. 7,560 ft.<sup>2</sup> (702.34 sq m)</b>

## AMENITIES

- Fully fitted.
- Air-conditioned.
- Exceptional natural light.
- Fantastic River and Garden views
- Private terraces
- Fitted kitchens
- High-quality bathrooms and showers.
- Underground contract car parking available

## TERMS

The property is held on residue of 999 year (less 20 days) lease at a ground rent of £50 per annum from 25 December 1999.

## PRICE

**£4,150,000**

## VAT

Charged in addition.

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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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## SERVICE CHARGE

Approx £2 per sq ft

## RATES

In the LB of Hammersmith and Fulham with a rateable value of £260,000.

Estimated rates payable £133,120 (£17.60 per square foot). All interested parties must verify the exact amount payable by direct enquiry to the local authority.

## LEGAL COSTS

Each party pays own costs.

## PLANNING

B1 Office use now class E



## EPC

E band

## TIMING

Immediate on completion of legal formalities.

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## ADDITIONAL INFORMATION

Further information and inspections are available via the vendor' sole agents Eddisons

**(020) 3205 0200**

Mark Belsham **(07973) 372698**

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**FURTHER PICTURES AND PLANS BELOW**

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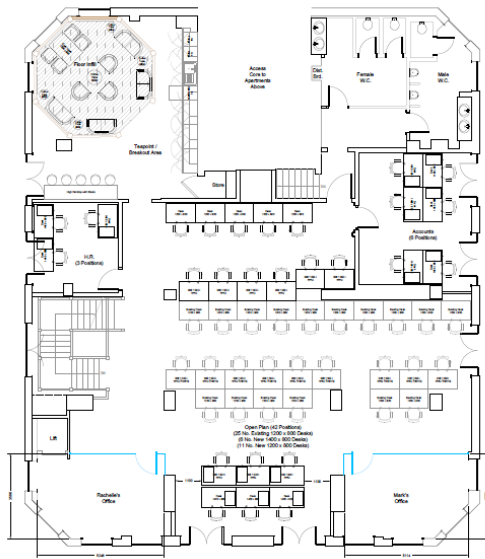


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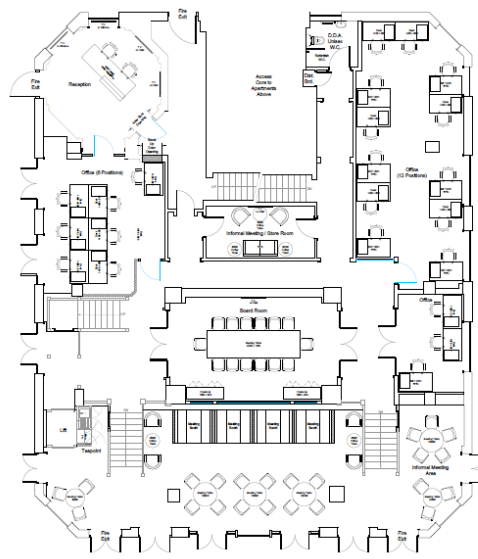
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Mezzanine River Front



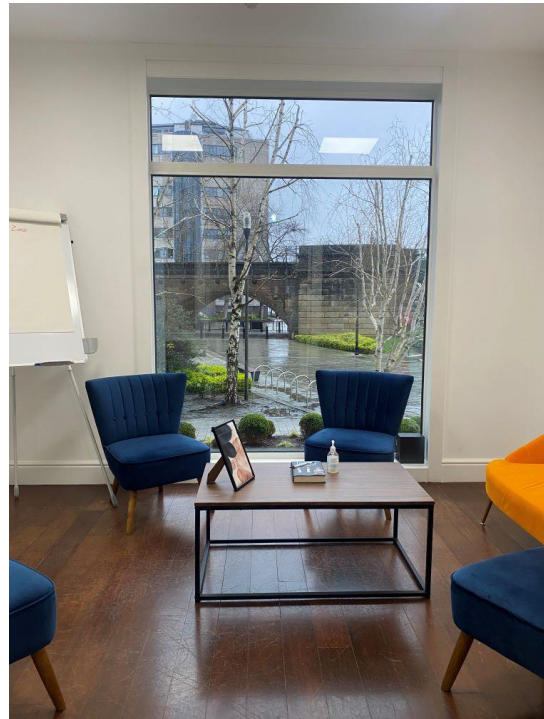
Ground River Front

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