

020 3205 0200

eddisons.com

LOFT OFFICES - TO LET- Approx 2,275 sq ft

**Eddisons**



**The Watson Room, The Piper Building, Peterborough Road, Fulham SW6 3BN**

**Rent: £25 psf pax**

**Size: Size 2,275 sq ft**

- Loft offices
- Fitted Unit
- Flexible lease
- On site car parking

## LOCATION

The Piper Building is prominently situated at the junction of Carnwath Road and Peterborough Road within a short distance of the varied retail and restaurant facilities along the Wandsworth Bridge Road and New Kings Road.

**Parsons Green** and **Putney Bridge (district line)** underground stations are close by as are both **Imperial Wharf** and **Wandsworth Town** rail stations. A hail and ride bus route passes the premises along Peterborough Road to Putney Bridge.

Vehicle access to the A3 or M4 and routes to the West End and City are readily available.



## DESCRIPTION

This landmark building was transformed by architects Liftshutz Davidson to provide a striking mixed use development of loft apartments, studio office workspace and ground floor distribution units. Occupiers include Joseph, RIBA, Photographic Studios Lots Road Auctions and Anytime Fitness Gym.

## AMENITIES

Self-contained and fitted.

Glazed offices/zoom rooms.

Central open plan workstations

Break out areas.

Private WC facilities and shower

Meeting room

Kitchenette

Cork floors

Network cables

Ready to move in

Secure on-site car parking by arrangement

On site gym (membership)

On site cycle racks

## ACCOMMODATION

Fitted as contemporary office space on the ground floor of this iconic mid-century, former Gas Board Laboratory, with a semi-industrial modernist architecture, provides a spacious, New York warehouse like interior.

Watson Room combines a relaxed aesthetic with a fully equipped professional working environment. The building has 24/7 reception.

**Unit 14**

**Approx. 2,275 sq ft (211.35 sq m) NIA**

**Approx 2,891 sq ft GIA.**

## PLANNING

E class

## TERMS

**Lease** New lease for a period by arrangement

## RENT

**Rent** £25 per sq ft pax (£56,875 per annum)

## RATES

Located in LB Hammersmith & Fulham

RV £45,750 estimated payable **£22,830** from April 2024 assuming small business rates multiplier.

Applicants must verify the above by direct enquiry to the local authority.

For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

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## SERVICE CHARGE AND BUILDING INSURANCE

Current budget £4.50 psf

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## VAT

Will be charged in addition

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## LEGAL COSTS

Each party pays own legal costs

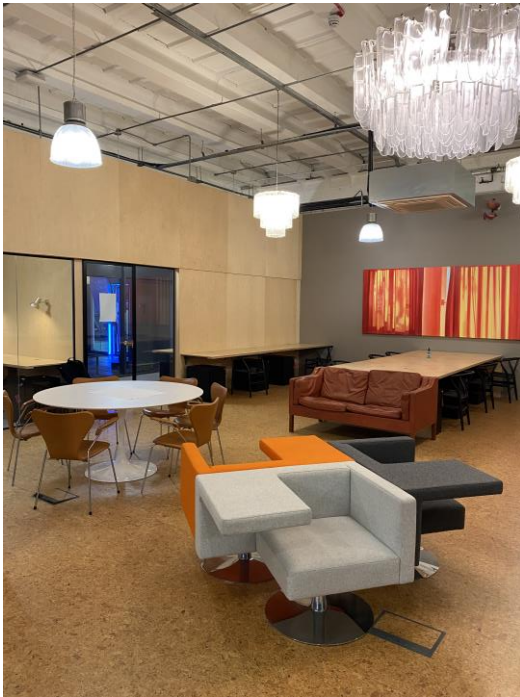
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## EPC

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FURNITURE NOW REMOVED



## INSPECTIONS AND INFORMATION

By appointment through joint sole agents:

**Houston Lawrence** 020 7924 4476

George Rowling

**Eddisons** 020 3205 0200

[mark.belsham@eddisons.com](mailto:mark.belsham@eddisons.com)

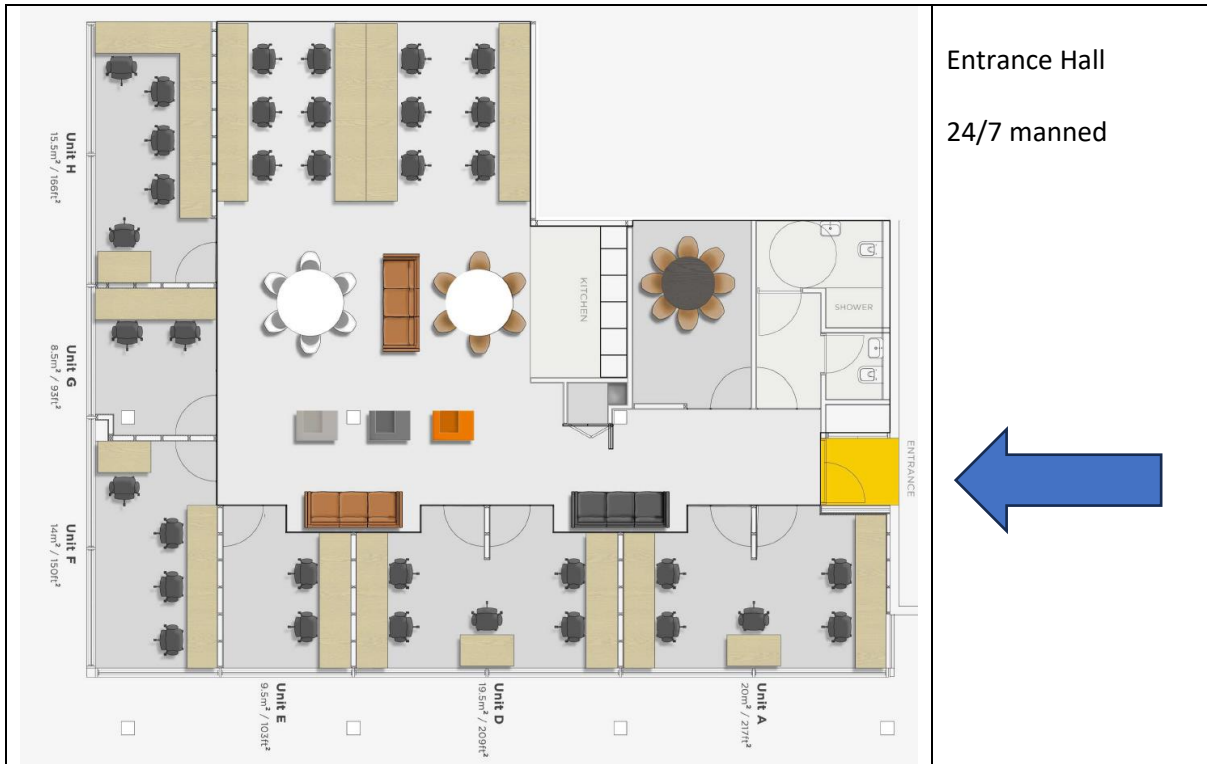
**Mark Belsham** 07973 372 698

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