

UNIT 26, TALINA CENTRE, BAGLEYS LANE, FULHAM, SW6 2BW

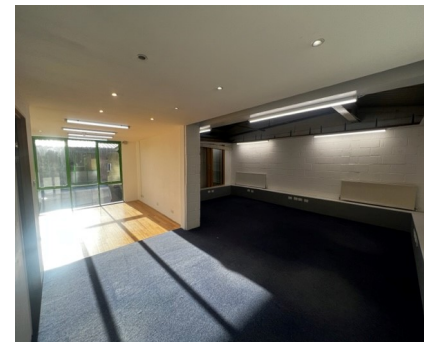
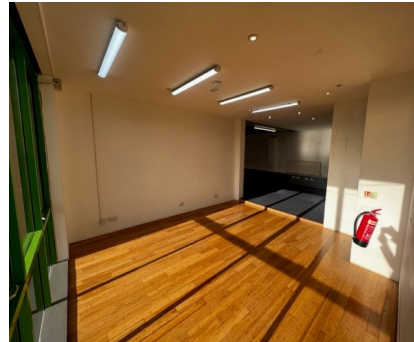
SELF-CONTAINED OFFICE / WAREHOUSE SPACE TO LET

JOHN D WOOD

Key features:

- Roller Shutter Door / loading facilities
- Good natural light
- Fitted kitchen
- Allocated parking space / spaces

The Talina Centre is one of the few industrial / warehousing developments within London Borough Hammersmith & Fulham where units are used for this purpose as well as offices and some for catering. Each unit has an onsite car parking space on-street parking is available from the local council for up to two permits per business rates payer (subject to payment of charges).



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LOCATION

The Talina Centre is situated on the east side of Bagleys Lane close to the junction with Townmead Road. Imperial Wharf Station is close by providing a rail link from Clapham Junction, West Brompton (District Line) & Shepherds Bush (Central Line). It also link to other stations in South and North London including Balham and Willesden Junction. Fulham Broadway LRT is also within walking distance. Local bus routes are available at Townmead Road.

DESCRIPTION

The premises comprise a two storey modern industrial / warehousing unit constructed with a steel frame under a pitched roof. Internally the property is arranged as storage / studio accommodation on the ground floor and office accommodation above. Other configurations are possible subject to the necessary consents. Loading is via double doors at ground level. The property has been fitted out to a high standard internally.

USE

The current permitted use of the building is understood to fall within Class E.

BUSINESS RATES

The property forms part of the London Borough of Hammersmith and Fulham, we understand the annual business rates are £37,750 pa, reflecting approximately £18,840 rates payable.

RENT

£45,000 pa

ACCOMMODATION / AVAILABILITY

The premises is split over two floors and has the following GIA:

Floor	sq ft	sq m
Ground	842	78.2
First	859	79.8
Total	1,701	158

EPC

C

VAT

Applicable

MARKETING AGENTS

For more information or to arrange a viewing, please contact John D Wood or our joint agents on the details below.

George Cracknell
 07384 897647
 georgecracknell@johndwood.com

Jacob Haftel
 07864789306
 jacobhaftel@johndwood.com

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