



282

**NORTH  
END  
ROAD**

& COOMER PLACE  
FULHAM SW6 1NH

**TO LET**

3,359 sq ft

4,800 sq ft

8,159 sq ft

PERIOD OFFICES  
SET IN GARDENS

# LOCATION

282 North End Road is situated on the junction of Coomer Place and North End Road close to Fulham Road.

Fulham Broadway underground station (Wimbledon District line) is within 8 minutes walking distance, situated within the popular Fulham Broadway covered shopping centre. Stamford Bridge Football Stadium, Chelsea FC, is also close by.

The local area provides a wide selection of retail and restaurant amenities and North End Road houses a popular street market



3. Market Hall Fulham



4. Malt House Pub



5. Farm Lane & Cafés

## GETTING AROUND

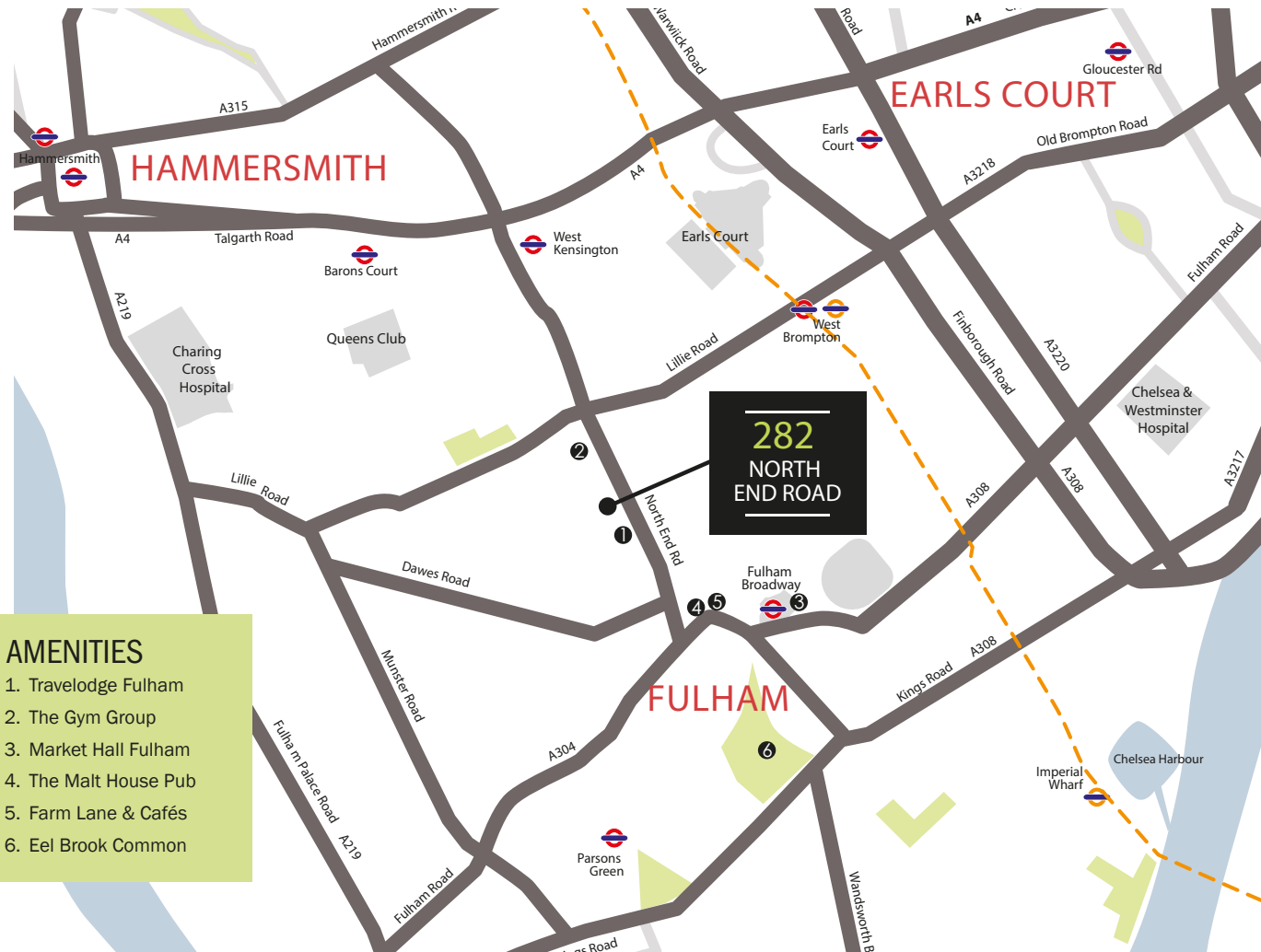
Clapham Junction .....	16 mins
Victoria .....	17 mins
Paddington .....	21 mins
Waterloo .....	23 mins
Heathrow Terminals 1, 2 & 3 .....	44 mins

## PUBLIC TRANSPORT CONNECTIONS

**FULHAM BROADWAY** (District Line)  
0.4 miles 8minute walk

**WEST BROMPTON** (District Line) (Overground)  
0.5 miles 10 minute walk

282 North End Road street location view

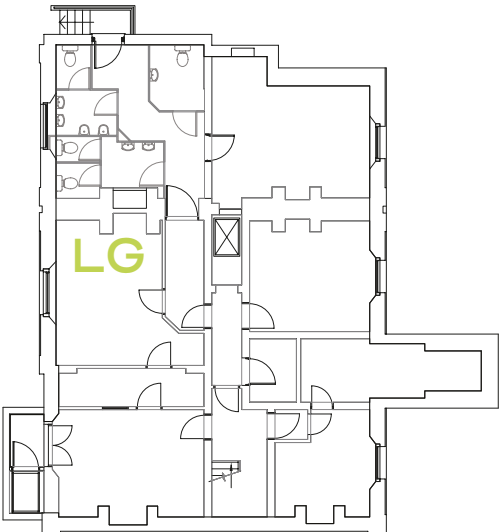
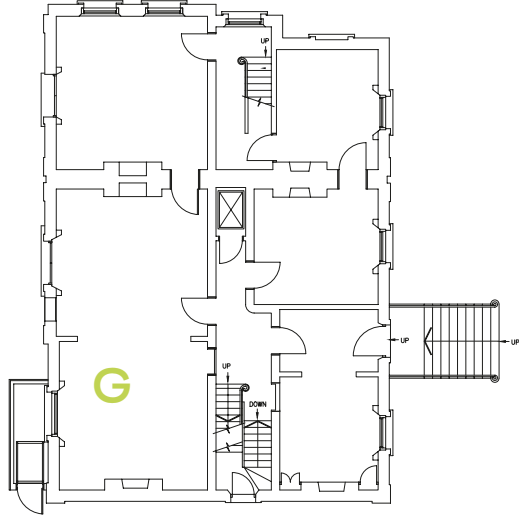
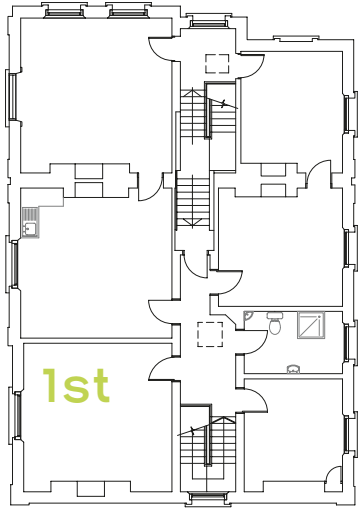


- ### AMENITIES
1. Travelodge Fulham
  2. The Gym Group
  3. Market Hall Fulham
  4. The Malt House Pub
  5. Farm Lane & Cafés
  6. Eel Brook Common

# ACCOMMODATION

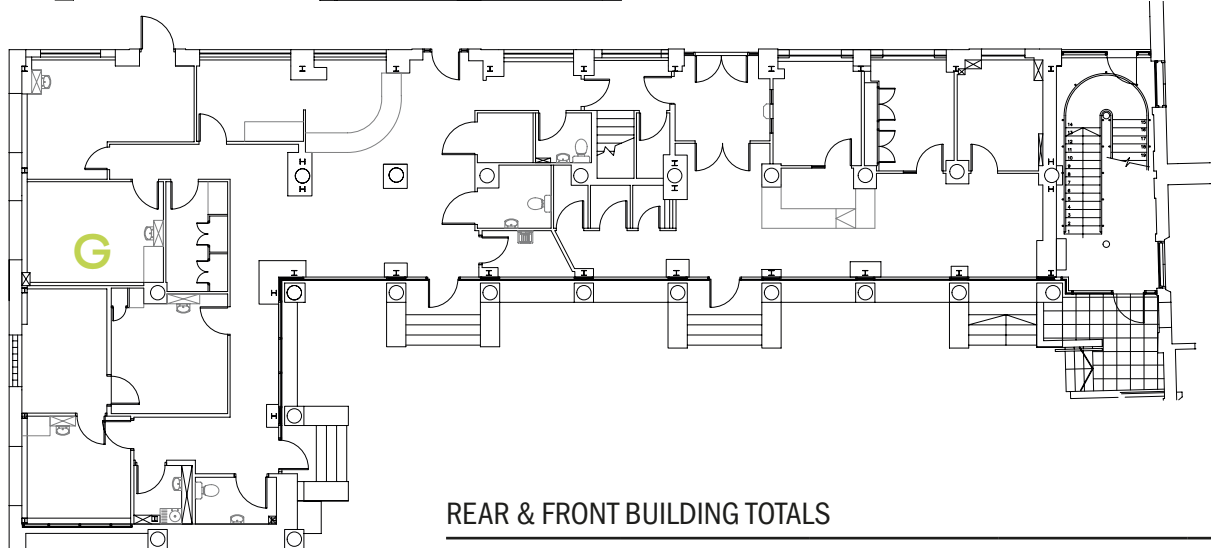
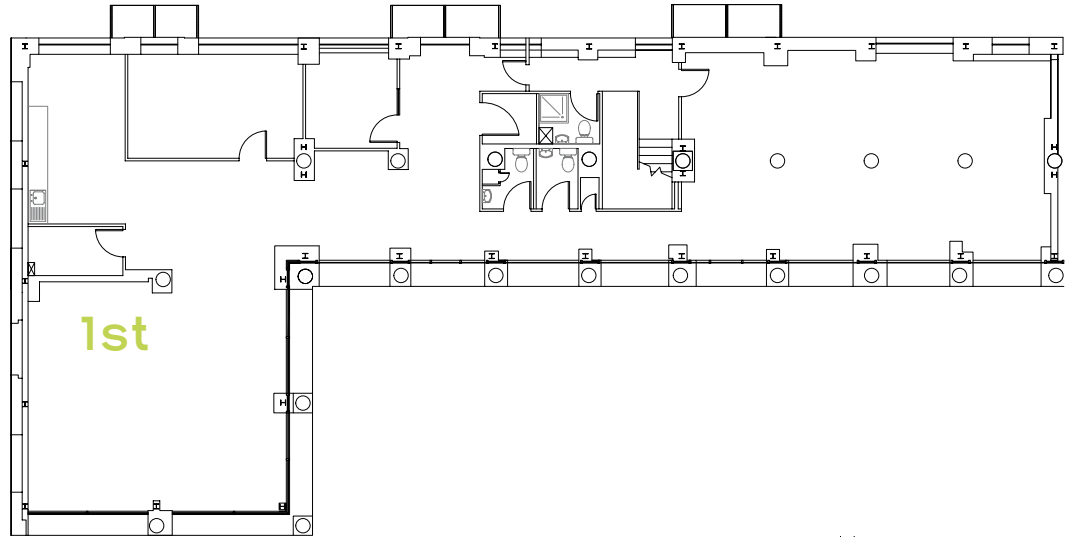
## FRONT BUILDING (North End Road)

FLOOR	SIZE SQ FT (NIA)	SIZE SQ M (NIA)	SIZE SQ FT (GIA)	SIZE SQ M (GIA)
<b>SUB TOTAL</b>	<b>3,359</b>	<b>312.06</b>	<b>5,319</b>	<b>494.16</b>



## REAR BUILDING (Coomer Place)

FLOOR	SIZE SQ FT (NIA)	SIZE SQ M (NIA)	SIZE SQ FT (GIA)	SIZE SQ M (GIA)
<b>SUB TOTAL</b>	<b>4,800</b>	<b>445.93</b>	<b>5,717</b>	<b>531.1</b>



## REAR & FRONT BUILDING TOTALS

	SIZE SQ FT (NIA)	SIZE SQ M (NIA)	SIZE SQ FT (GIA)	SIZE SQ M (GIA)
<b>TOTAL</b>	<b>8,159 sq ft</b>	<b>757.99 sq m</b>	<b>11,036 sq ft</b>	<b>1,025.26 sq m</b>

# DESCRIPTION

282 North End Road and Coomer Place is a former Georgian House with a modern rear addition.

The front building consists of lower ground, ground and first floor offices.

The rear building consists of ground and mezzanine offices, the upper floors are residential. Works are been scheduled to refurbish the rear galleried buildings back to an open plan Cat A condition.



Ground floor front building

# SPECIFICATION

- Period front building
- Excellent natural light
- In garden setting
- Central location
- Central Heating
- High ceilings



Rear building fronting Coomer Place



Mezzanine rear building

*Misrepresentation Act 1967:  
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure August 2023*

# DETAILS

## RENT

£37.50 per sq ft

## RATES

£15.85 per sq ft approximately to be confirmed with local authority

## SERVICE CHARGE

To be confirmed

## TERMS

Available on a new lease

## EPC's

Front building E  
Back building G

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meadowcroft**  
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# CONTACTS

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