



UNIT 5, 2 STATION COURT
TOWNMEAD ROAD, IMPERIAL WHARF SW6 2PY

TO LET 649 sq ft
Comfort cooled 1st Floor E class commercial unit.

Gallery



Description

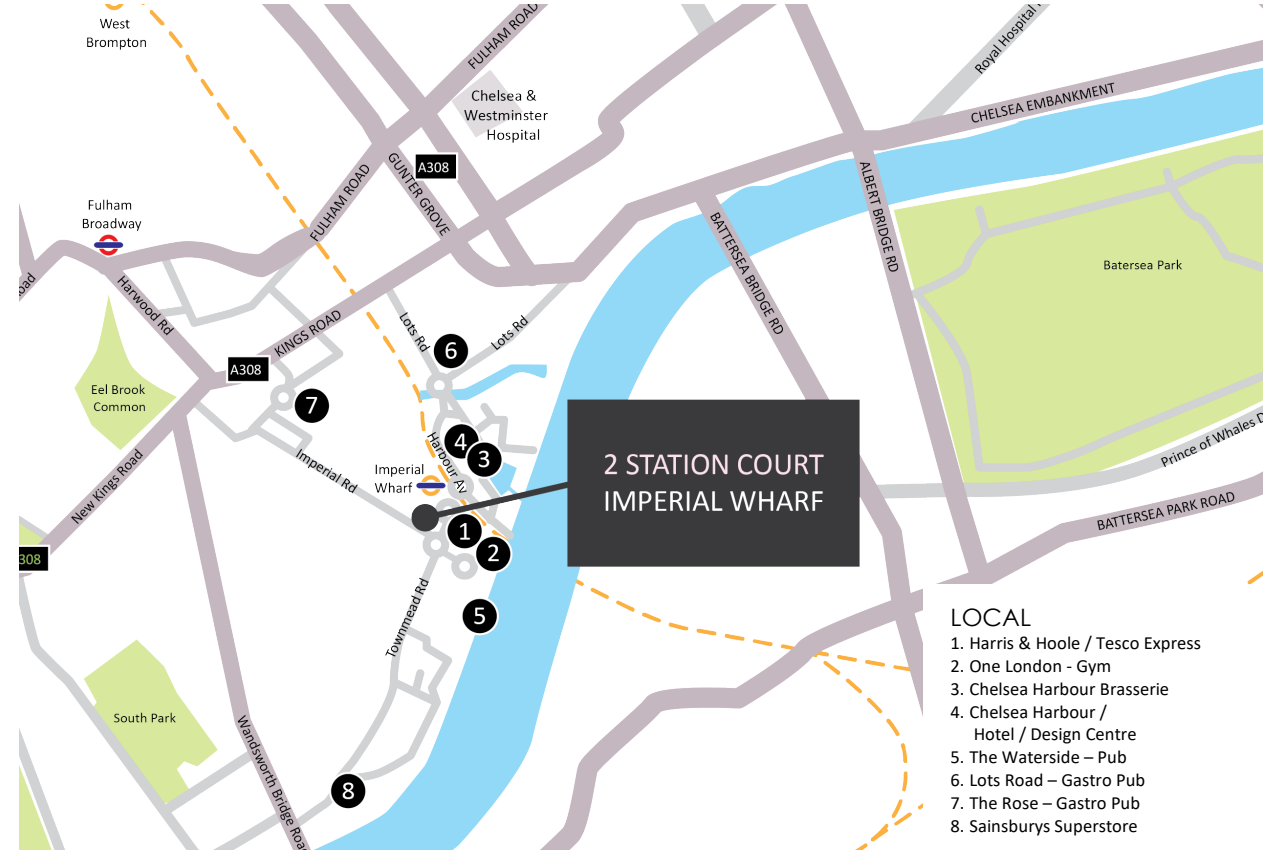
The property comprises a first-floor self-contained office. The property benefits from comfort cooling, kitchen, separate meeting room and server room.



Location

Imperial Wharf (Overground) Station is within a few minutes' walk. Fulham Broadway (District Line) via bus (391/424) and Clapham Junction or Earls Court (District & Piccadilly Lines) via bus C3 are readily accessible.

Local facilities include a Sainsburys superstore, Jurys Inn Hotel and restaurants at Imperial Wharf and numerous bars, restaurants and cafes along Wandsworth Bridge Road and in the local area.



LOCAL

1. Harris & Hoole / Tesco Express
2. One London - Gym
3. Chelsea Harbour Brasserie
4. Chelsea Harbour / Hotel / Design Centre
5. The Waterside – Pub
6. Lots Road – Gastro Pub
7. The Rose – Gastro Pub
8. Sainsburys Superstore

Accommodation

Approximate NIA floor areas are as follows:

Floor Areas	sq ft	sq m
Unit 14	649	60.36

Terms: Available on a new lease

Rent: £35 per sq ft

Business Rates

Ratable Value: £23,500
Contact local authority to confirm rates payable.

Service Charge

Approximately £10 per sq ft



2 Station Court Foyer

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
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