



TO LET 1,105 sq ft

Ground floor offices in a desirable Fulham location

1-5
LILLIE ROAD

Fulham London
SW6 1TX

LOCATION

The building is located in the London Borough of Hammersmith and Fulham at the eastern end of Lillie Road diagonally opposite Earls Court Exhibition Centre. West Brompton Mainline and Underground Station adjoins the property.

Within easy reach of Chelsea's famous Kings Road, Lots Road for antiques & the Chelsea Design Centre .

TRANSPORT

West Brompton Station

Overground & Underground (District line) is a 2 min walk and only 0.1 miles

Earls Court Station

Underground (District & Picadilly line) is 7 min walk and only 0.4 miles

Fulham Broadway Station

Underground (District line) is a 14 min walk and only 0.8 miles

District line provides a quick route which provides direct access to Heathrow Airport. Fulham Road provides direct access to the A4 which offers routes to the M4 and M4 motorways.

1



LOCAL

1. The Prince - pub
2. The Lillie Langtry - pub
3. The Hoarder coffee
4. North Lodge - coffee
5. Tesco Express - supermarket
6. The Gym Group - gym
7. 222 Vegan Cuisine - restaurant

2



4



6



7



IN DETAIL

DESCRIPTION

The property comprises a ground floor self-contained, open plan office accommodation. Situated directly opposite West Brompton Under Ground Station (District Line). A short walk from Chelsea village and football ground. There are also numerous cafes and restaurants located in the local area.



AMENITIES

- Central heating
- Entry phone system
- Meeting room
- Demised WC
- Kitchenette

ACCOMODATION

1,105 sq ft (103 sq. m) ground floor

RENT

£32.50 per sq ft.

SERVICE CHARGE

To be confirmed

TERMS

Available on a new lease direct from the freeholder.

RATES

Approx. £13.00 per sq ft (2022/23) to be confirmed through local authority

EPC

C

CONTACT

frost
meadowcroft
020 8748 1200

Simon Kibble or Giles Harker
skibble@frostmeadowcroft.com
gharker@frostmeadowcroft.com
www.frostmeadowcroft.com

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 date February 2023)