



SUITES 1-3

THE FOUNTAIN CENTRE

IMPERIAL WHARF LONDON SW6 2TW

**FOR SALE
or TO LET**

GIA 4,604 sq ft
NIA 4,364 sq ft
SELF-CONTAINED OFFICE

SUITES 1-3

THE FOUNTAIN CENTRE

IMPERIAL WHARF LONDON SW6 2TW

GALLERY



SPECIFICATION

- Self-contained
- Open plan with individual offices and boardroom
- WCs & shower facilities
- Kitchenette
- Courtyard scheme
- River views
- Secure ground floor entrance and shared concierge
- 24/7 access
- Lift
- Air-conditioning
- Fitness club nearby
- Parking (*by separate licence*)

GALLERY



DESCRIPTION

Three adjoining suites available situated on the first floor are self-contained spaces with a ground floor entrance and shared concierge.

The space is mainly open plan, with individual offices and a boardroom. The property occupies a prominent position within this attractive courtyard setting, with secure corporate ground floor entrance, benefiting from a passenger lift, 24/7 access, air conditioning and stunning river views.

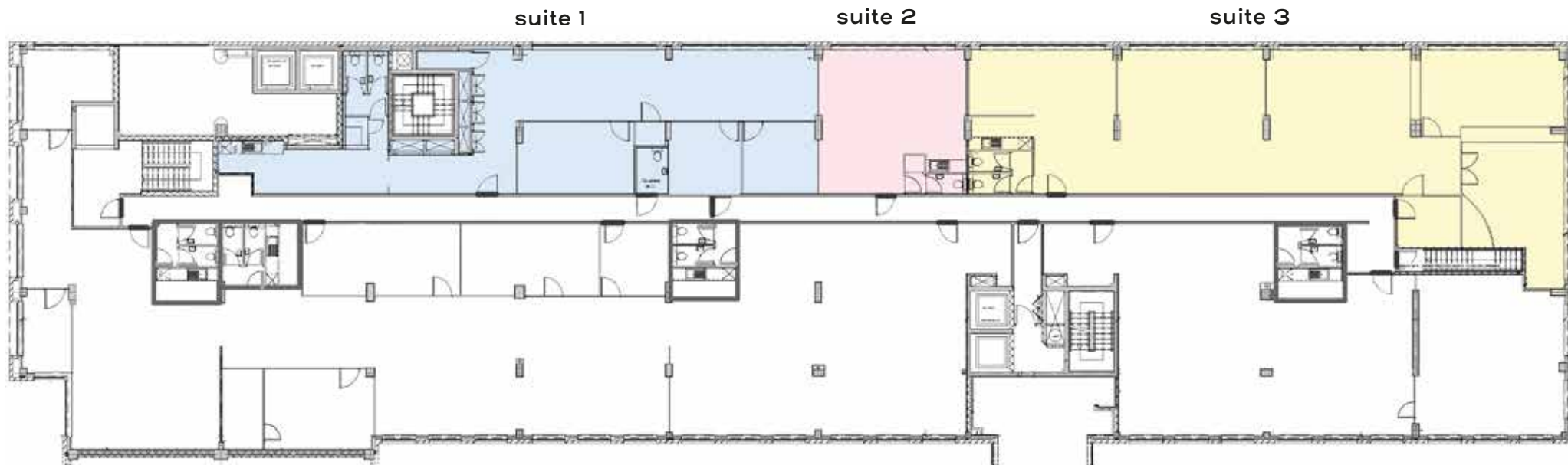
ACCOMMODATION

| AVAILABLE SUITES | SIZE SQ FT GIA | SIZE SQ M GIA | SIZE SQ FT NIA | SIZE SQ M NIA | GUIDE PRICE |
|------------------|----------------|---------------|----------------|---------------|-------------|
| SUITE 1 | 1,671 | 155.24 | 1,552 | 144.18 | £737,200 |
| SUITE 2 | 520 | 48.30 | 485 | 45.05 | N/A |
| SUITE 3 | 2,413 | 224.17 | 2,327 | 216.18 | £1,105,325 |

AVAILABLE COMBINATIONS

| | | | | | |
|-----------------|-------|--------|-------|--------|------------|
| SUITES 1 & 2 | 2,191 | 640.24 | 2,037 | 189.23 | £967,575 |
| SUITES 2 & 3 | 2,933 | 272.47 | 2,812 | 261.23 | £1,393,175 |
| SUITES 1, 2 & 3 | 4,604 | 427.72 | 4,364 | 405.43 | £2,072,900 |

PLANS



LOCATION

Close to the station at Imperial Wharf on Lensbury Avenue on the Chelsea Fulham border. Imperial Wharf Station provides an overground service with connections to include the underground at West Brompton (District Line), Clapham Junction Station for Gatwick Airport/Victoria, and Shepherds Bush (Central Line) for Westfield and the West End.

CONNECTIVITY TO

| | |
|------------------------------|---------|
| Clapham Junction | 12 mins |
| High Street Kensington | 25 mins |
| Sloane Square | 28 mins |
| Victoria | 27 mins |
| Waterloo..... | 32 mins |
| Oxford Circus..... | 40 mins |
| Paddington | 30 mins |
| Kings Cross St Pancras | 39 mins |
| Heathrow Terminals 1-3..... | 64 mins |

Source: Citymapper.com using a combination of London Transport from Wandsworth Bridge Road

TRANSPORT Connections Include

IMPERIAL WHARF STATION

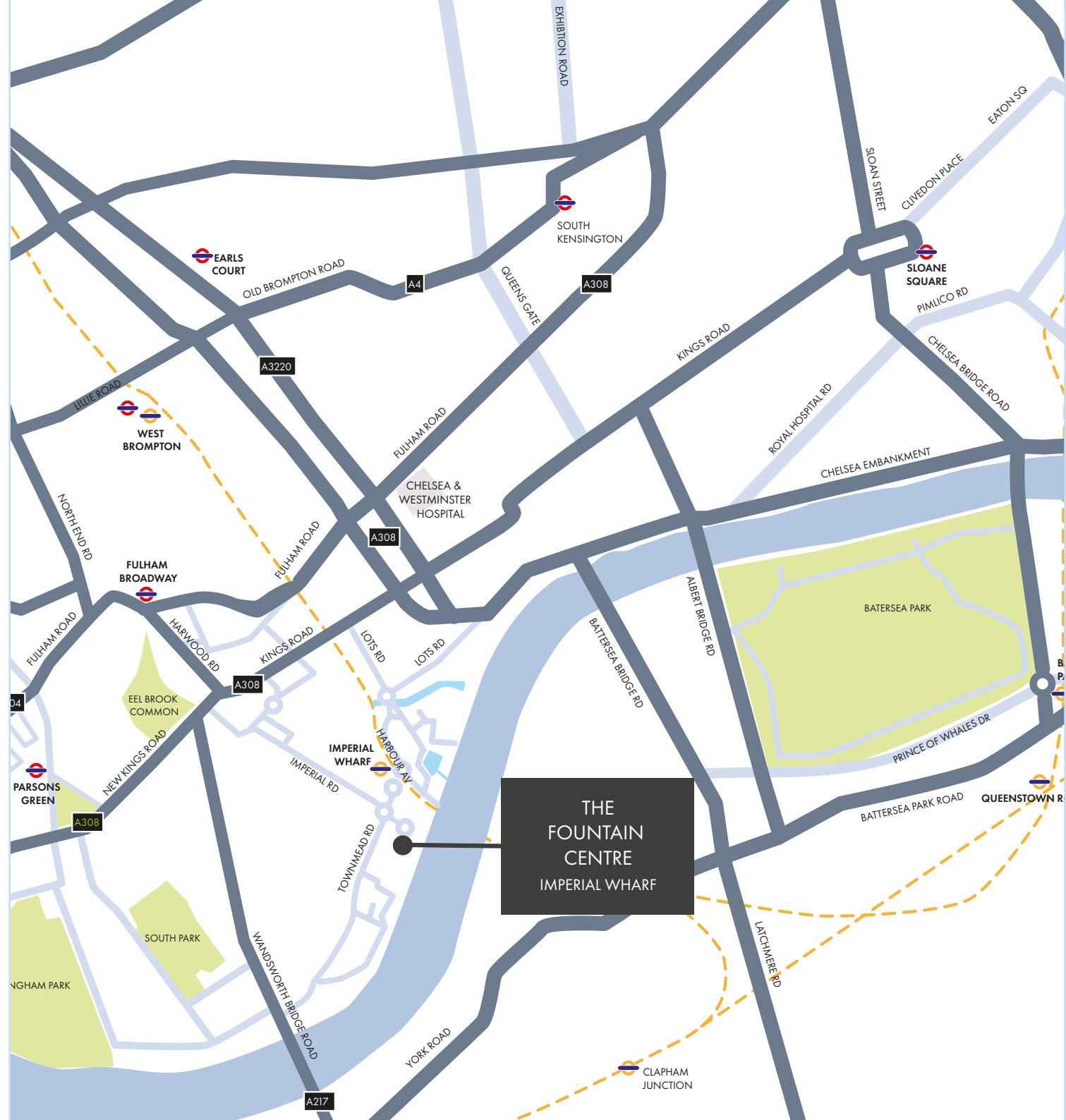
Overground connects to Clapham Junction (connections to Waterloo & Victoria), West Brompton (connections to District & Piccadilly Lines), Shepherds Bush (Central Line) and Westfield London.

BUS ROUTES

C3 bus (Clapham Junction, Earls Court) and River Taxi (Putney, Embankment).

CAR PARKING

There are 4 permits available by separate negotiation.



DETAIL

TENURE

999 leasehold with full vacant possession from 25/12/1999 (virtual freehold)

GUIDE PRICE

Offers in excess of £ £2,072,900 (£475 per sq ft NIA)

LETTINGS

£25 per Sq. ft exclusive

PARKING

There are 4 permits available by separate negotiation.

RATES

£18 per sq ft (NIA) approximately to be confirmed with local authority

EPC

Suite 1 Rated E
Suites 2 & 3 Rated D

VAT

The property is elected VAT

CONTACT

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*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 April 2023*

