



**HURLINGHAM
BUSINESS PARK**

UNIT 6 SULLIVAN ROAD
FULHAM LONDON SW6 3DU

**1,247 sq ft
Ground Floor
Warehouse**

TO LET



Estate Entrance

UNIT 6

The ground floor contains a workspace, kitchenette and storage with good floor to ceiling heights (3.2 M). The property is equipped with air conditioning as well as benefiting from good natural light.

The property is of steel framed construction on two floors with cavity brick walls, double glazed windows and concrete flooring, under a shallow pitch panel clad roof.

GENEROUS PARKING: The unit benefits from 2 parking spaces in front of the property, in addition to the shared parking in the middle of the business park.

THE ESTATE

The Property is part of an estate, comprising 20 units, known as Hurlingham Business Park, built in the 1980s as business / light industrial units. There is a large central carpark for shared use by all occupiers.

The Estate has a diverse occupier mix, including companies such as: Goldcrest Land PLC, Gucci Watches, London FA and Thomas Lyte (English luxury brand).





LOCATION

Hurlingham Business Park is situated on Sullivan Road in the southern part of Fulham.

Excellent amenities including restaurants, cafes, and pubs, are located on the Wandsworth Bridge Road and the New Kings Road.

The Park has a diverse occupier mix, including companies such as: Neill Strain Floral Couture, Genesis Imaging printers, Gucci Watches, GO Mammoth and Thomas Lyte (luxury leather and silverware brand).

The prestigious Hurlingham Club and Harbour club, with tennis, gym and swimming pool facilities, are both within walking distance of the property.

GETTING AROUND

Clapham Junction.....	19 mins
Waterloo.....	32 mins
Victoria.....	32 mins
Paddington.....	31 mins
Heathrow Terminals 1, 2 &3.....	51 mins

PUBLIC TRANSPORT CONNECTIONS INCLUDE

Parsons Green (District Line)

0.8 miles 15 minute walk

Putney Bridge (District Line)

1.0 miles 18 minute walk

Imperial Wharf Overground (Overground trains)

1.0 miles 18 minute walk

Wandsworth Town Overground (Overground trains)

0.9 miles 17 minute walk



ACCOMMODATION

FLOOR	SIZE SQ FT	SIZE SQ M	RENT PA
Ground	1,247 sq ft	115.83	£34,292.50

LEASE

A new lease is available for a term to be agreed direct from the freeholder.

RENT breakdown

£27.50 per sq ft – ground floor

RATES

£9.68 per sq ft, to be confirmed with local authority.

EPC

Rated C



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CONTACT

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SPECIFICATION

- Comfort cooling
- Car parking
- Modern lighting
- Concrete flooring
- Kitchenette