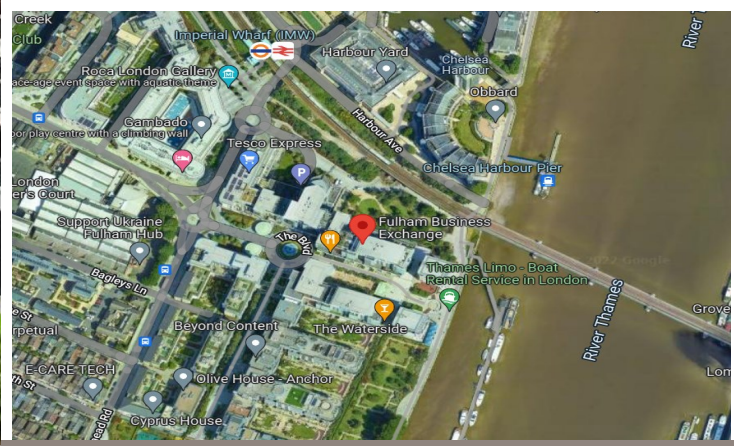


OFFICE—TO LET/FOR SALE

SUITE 12 FULHAM BUSINESS EXCHANGE, IMPERIAL WHARF, LONDON SW6 2TL



Use Class:	E (Office Use)
Lease:	New EFRI Lease
Rent:	£35,000 pax + VAT
Long Leasehold:	£595,000 + VAT
Size:	1,315 sq ft/ 122.1 sq m
EPC Rating:	E (103) - LINK
Rateable Value:	£50,000 - LINK



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SUITE 12 FULHAM BUSINESS EXCHANGE, IMPERIAL WHARF, LONDON SW6 2TL

KEY BENEFITS:

- **Attractive riverside setting**
- **Modern, predominantly open-plan first floor office with air-handling units for heating & cooling**
- **Full-height glazing with view to the rear**
- **Imperial Wharf is home to a wide range of businesses—occupiers include Bray & Krais Solicitors, Tateossian London and Maze Point**
- **Imperial Wharf Overground station situated adjacent to the development**
- **Underground occupiers and visitors car park available (subject to additional charge)**
- **Service Charge details available on request**

In accordance with RICS Code for Leasing Business Premises 1st edition, February 2020, we recommend all interested parties seek professional advice from a qualified Surveyor, Solicitor or licensed Conveyancer before entering into a business tenancy.

Viewing strictly by appointment with the joint sole agents.

Contact Details:

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Boddy & Edwards

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SUBJECT TO CONTRACT

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