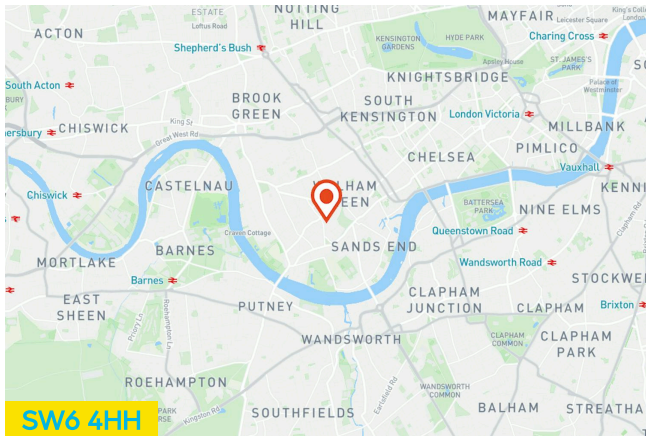


# TO LET, INDUSTRIAL, OFFICE, 1,365 SQ FT DEPOT, LONDON, SW6 4HH



Newly refurbished, two storey commercial property in Parson Green Depot, available To Let.



- Newly refurbished
- Suitable to accommodate a range of commercial uses
- Modern kitchenette & WC facilities
- Small external shared yard
- Excellent natural lighting
- Situated less than a minute walk from Parsons Green Station (District Line)

## OVERVIEW

Available Size	1,365 sq ft
Rent	Rent on application
Rateable Value	£15,500
Rates Payable	£5.67 per sq ft
Service charge	n/a
EPC	D

## DESCRIPTION

Unit 18A comprises a newly refurbished commercial property located at the centre of Parsons Green Depot. The Property is configured over two storeys, with office/storage space on the ground floor as well as a kitchenette and WC facilities. The upper floor accommodates further flexible commercial space, suitable for either an office or studio, in addition to having a small balcony overlooking the site. The Property benefits from excellent natural light, high ceiling heights and a small external shared yard to the rear. The property is secure and gated with a sophisticated lock/alarm system.

## LOCATION

Parsons Green Depot is strategically located in the heart of Fulham, just off Parsons Green Lane. Situated less than a minute walk from Parsons Green Underground Station (District Line), the site is well connected with direct access to Central London. Numerous bus routes also service the area, and the A4 is easily accessible for connections outside of London.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Office/Studio	1,365	126.81	Available
<b>Total</b>	<b>1,365</b>	<b>126.81</b>	

## VIEWING & FURTHER INFORMATION

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