

OFFICE - TO LET/FOR SALE

Suite 12, Fulham Business Exchange, Imperial Wharf, London SW6 2TL



James Kinally
07473 145728
James@bereal.co.uk

Be
Real
Estate.

Accommodation

The approximate floor areas are as follows:

Description	Area (Sq Ft)	Area (Sq M)
Suite 12	1,315	122.1
Total	1,315	122.1



Key Features

- 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 & Kraiss Solicitors, Tateossian London and Maze Point
- Service Charge details available on request
- Underground occupiers and visitors car park available (subject to additional charge)
- Imperial Wharf Overground station situated adjacent to the development



Barry Munday
07825 136129
barry@bereal.co.uk

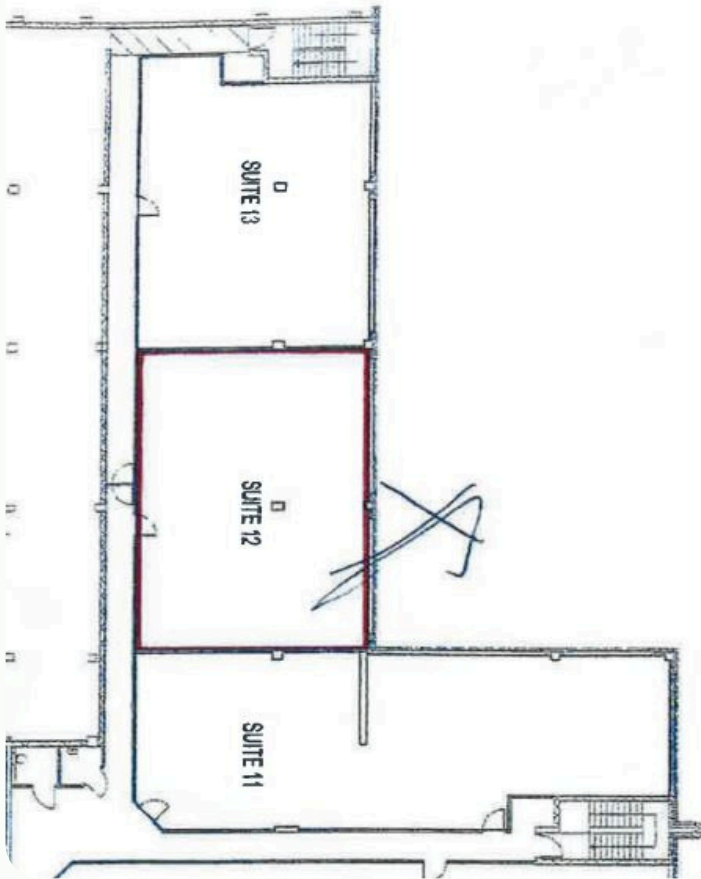
Be
Real
Estate.

Location

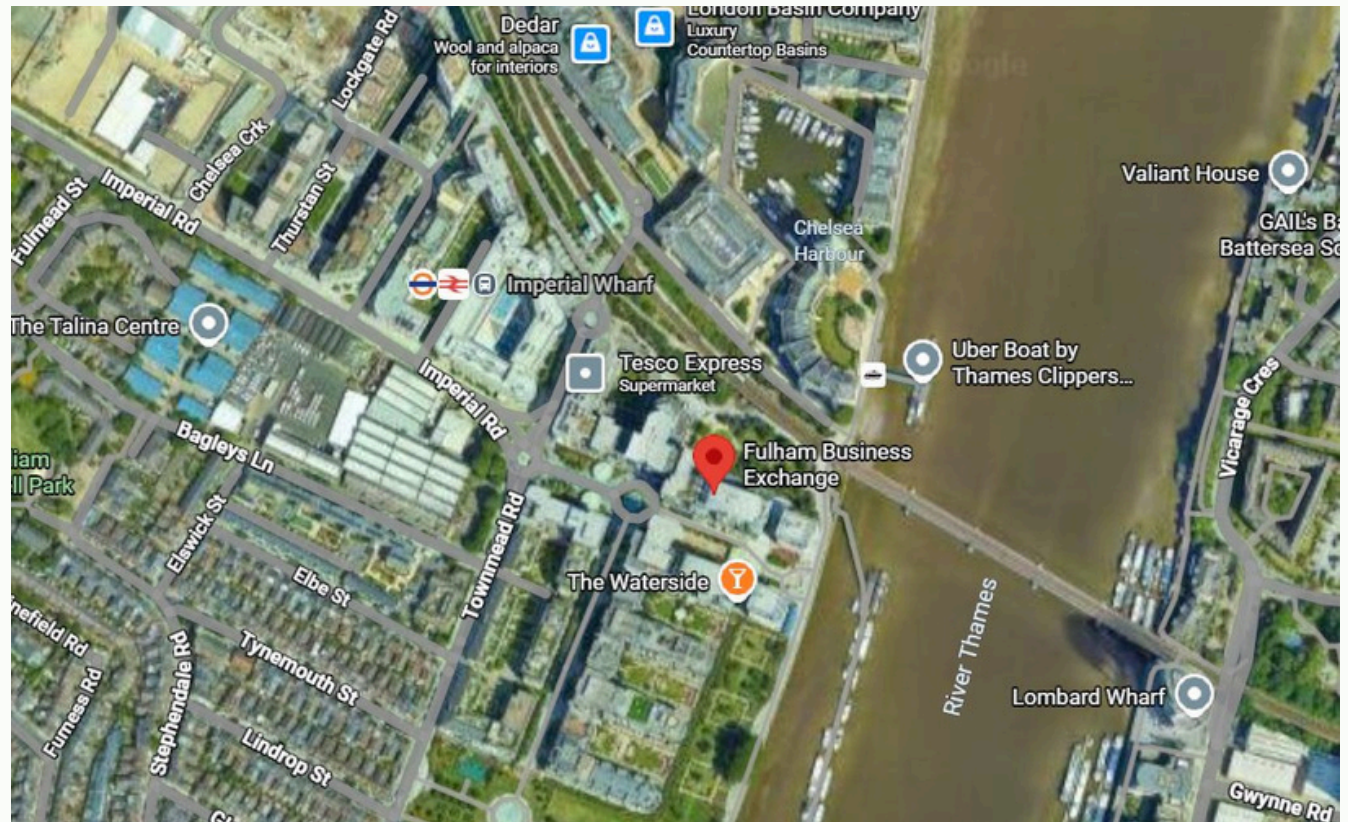
The property is located in Fulham, an established and popular district in South West London, approximately 5 miles from Central London.

Suite 12, Fulham Business Exchange is situated just off Fulham Palace Road within a well-known business centre, surrounded by a mix of offices, local amenities, cafés and retailers.

The property benefits from excellent transport connections, with easy access to the A219 and A4, providing direct routes into Central London and out to the M4 and wider motorway network. Putney Bridge Underground Station (District Line) and multiple bus routes are within walking distance.



Not to Scale



Rateable Value	£55,000 (LINK)
EPC	E (103) (LINK)
VAT	Payable on all outgoings at the prevailing rate.
Costs	Each party will be responsible for their own costs.



Suite 12, Fulham Business Exchange, Imperial Wharf, London

Proposal

New lease available directly from the landlord on terms to be agreed, subject to vacant possession. Rent **£1,000 pax** VAT first year only, rising to **£35,000 pax + VAT** for the remainder of the term. Alternatively, long leasehold purchase available quoting **£595,000 + VAT**.



Ryan Lynch
07925 870289
ryan@bereal.co.uk



James Kinally
07473 145728
james@bereal.co.uk

**Be
Real
Estate.**

020 3370 2218
bereal.co.uk
5 Riverview, Walnut Tree Close,
Guildford, Surrey, GU1 4UX



Tristan David
07789 347 999
TDavid@frostmeadowcroft.com



SUBJECT TO CONTRACT



Commercial Property
Management



Valuation & Lease Advisory



Agency & Investment



Building Consultancy

Anti Money Laundering Regulations

In order to comply with anti-money laundering legislation, where applicable and following agreement of terms the tenant/purchaser will be required to provide certain identification documents.

Important Notice: Be Real Estate is a trading name of Specialist Property Advisers UK LLP, who for themselves (for their joint agents where applicable) and for the vendors or lessors of this property give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst Specialist Property Advisers UK LLP uses reasonable endeavors to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. Specialist Property Advisers UK LLP as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, expenses incurred or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No partner nor person in the employment of Specialist Property Advisers UK LLP has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details, service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The date of these particulars is January 2026.

Be Real Estate is the trading name of Specialist Property Advisers UK LLP, a Limited Liability Partnership Registration Number OC359911. Registered Office: Club Chambers, Museum Street, York, YO1 7DN