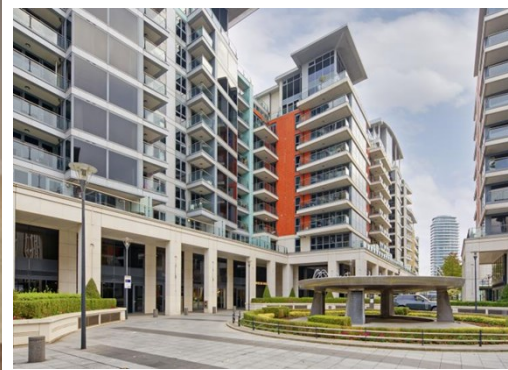


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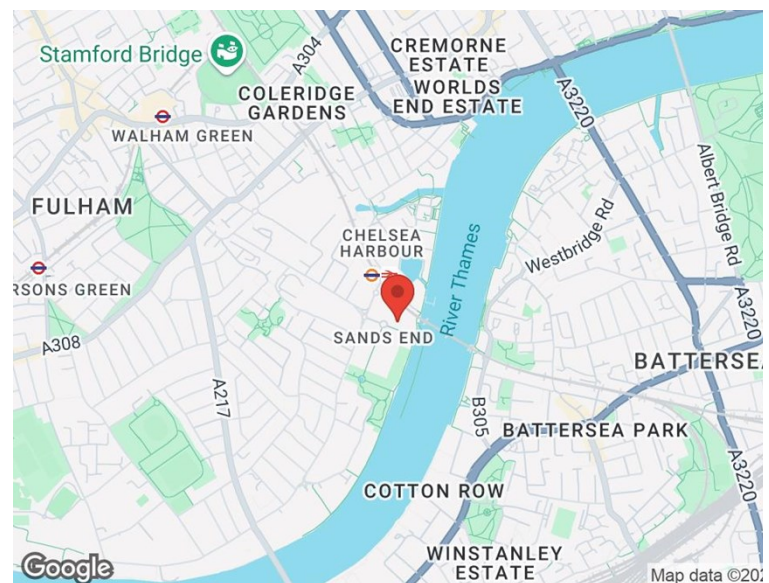
Fulham Business Exchange Imperial Warf, London, SW6 2TL

A BRIGHT 1ST FLOOR OFFICE SUITE IN IMPERIAL WARF

TO LET

Area: 1,223.00 FT² (113.62M²) Rent: £25,000 per annum, exclusive

- Good natural light
- Open plan office
- x2 private offices
- Boardroom
- Kitchen & W/C
- Carpeted
- Air conditioning
- Recessed lighting





Fulham Business Exchange Imperial Warf, London, SW6 2TL

LOCATION:

The premises are located on the 1st floor of a modern complex, which is situated to the North / West corner of the Imperial Warf development, directly off The Boulevard. Other local businesses include, New Brand Media Limited, One LDN Gym & Functional Fitness Space, Bray & Krais Solicitors, Mazepoint Ltd, Anzali Global, Media Zoo, Arrow Ship Broking Group, Pure Indulgence Catering, Olivia Gioielli Jewellery Store, YaMarhaba Express Lebanese, Yamal Alsham Lebanese, Fresca Italia, Imperial City Chinese, CGL Beauty London and Tesco Express. Imperial Wharf opens onto the river Thames to the East and immediately to the North is Imperial Wharf Station (West London Overground Line).

LOCAL AUTHORITY: Hammersmith & Fulham

DESCRIPTION:

The office suite occupies a section of the 1st floor of an eight storey, purpose built, mixed-use complex. The communal entrance hall, stairs and lift rise to a secure area designated for office use. The office suite is accessed via a communal corridor, which opens into an open plan office with good natural light. Glazed partitions form three private offices and a boardroom / meeting room which opens out to an exclusive balcony. To the rear of the office is a fitted kitchen / breakout area and a W/C. The suite is professionally decorated and benefits from air conditioning, large windows, and an integrated heating system for the whole block. The premises is in good order and is additionally served by bicycle storage and an underground multi-storey car park, which forms the basement levels of the development.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
1st Floor Office Suite	1,223.00	113.62
TOTAL	1,223.00FT²	113.62M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

To grant a Licence to Occupy for a term of 6 months to 1 year, rolling contract.

RENT: £25,000.00

SERVICE CHARGE: On application.

RATES:

Rateable Value: £44,500 per annum
Rates Payable: £19,224 per annum

NB - We strongly recommend that you verify the rates with the London Borough of Hammersmith & Fulham's Business Rates Department on 0208 753 6681.

POSSESSION: Fill vacant possession immediately on completion of legal formalities.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: Elected for VAT.

EPC: Available upon request.

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SMART



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