

**SUITE 14
FULHAM BUSINESS EXCHANGE
IMPERIAL WHARF
SW6 2TL**



**FLEXIBLE LEASE TERMS AND INCENTIVES AVAILABLE
FULLY FURBISHED MODERN FIRST FLOOR OFFICE SUITE
PRIVATE BALCONY INCLUDED
1,050 SQ. FT. (97.55 SQ. M.)**

TO LET

Location:

The premises are located adjacent to Chelsea Harbour in Fulham, West London. The office is set within Fulham Business Exchange, a purpose-built office block situated in the renowned Imperial Wharf mixed-use waterside development by St. George. Imperial Wharf is a thriving business focal point which is occupied by a variety of business and is served by local shops and leisure facilities. Imperial Wharf Overground Station is within a 5-minute walk of the premises, providing quick access to Clapham Junction Station and West Brompton Underground Station (District and Overground Lines).

Description:

The unit is a self-contained office suite arranged over first floor. It comprises a combination of open-plan desk space, three private office rooms and a large boardroom with access to a private balcony. The suite benefits from a significant amount of natural light and attractive views over the St. George development. Fixtures include suspended ceilings, raised flooring, central heating, and air-conditioning. It is to be leased fully furnished with high-quality desks and technologies. Facilities also include a modern WC, kitchenette, lift and stair access, security and a 24-hour concierge.

Accommodation Schedule:

Floor	Net Internal Floor Area
First	1,050 sq. ft. – 97.55 sq. m.
Total	1,050 sq. ft. – 97.55 sq. m.
Balcony	175 sq. ft. (approx.) – 16.26 sq. m.

User:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rateable Value:

The property has a rateable value of £39,750; interested parties should contact the VOA for the rates payable.

EPC:

The property has an EPC rating of D (97). A copy of the EPC report is available upon request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

VAT will be applicable at the prevailing rate.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed.

Rent & Service Charge:

Half rent of £14,000 payable in year 1. Headline rent thereafter approx. **£28,000** per annum, exclusive of other outgoings. Service charge is applicable at **£13.56** per square foot.

Contacts:

Emily Bradshaw- D: 020 8222 9947
M: 07920 769395
E: e.bradshaw@willmotts.com
Huseyin Zafer- D: 020 8222 9901
M: 07918 482210
E: h.zafer@willmotts.com

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Full Amenities List:

- Purpose-built first floor office
- Fully furnished to high end
- Lift access
- 24 concierge & security
- Air conditioning
- 14 large work desks
- Office space comprises of a reception, main work area (12 desks), private office (2 desks), director's room, board room, server, IT, and mini conference room
- WC
- Fitted kitchen
- Outdoor furnished balcony terrace
- Office overlooking well maintained gardens by the River Thames
- Underground parking (by arrangement)

Internal Photos:









