

# 517

FULHAM ROAD  
FULHAM SW6 1HD



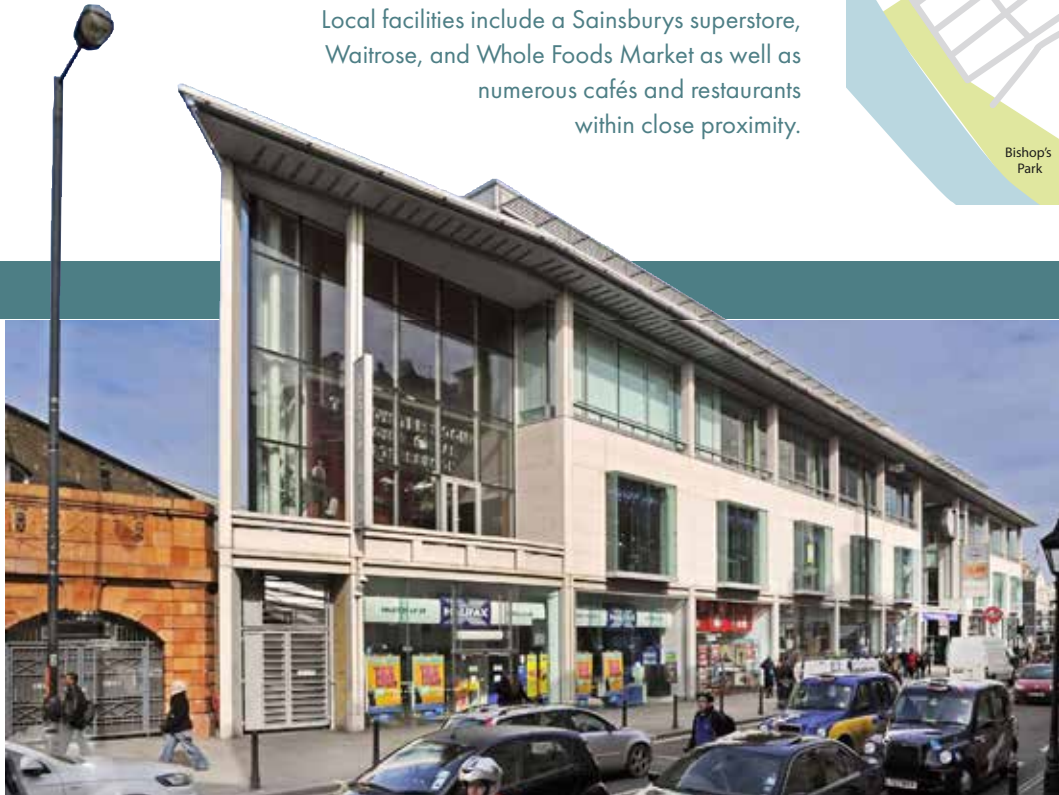
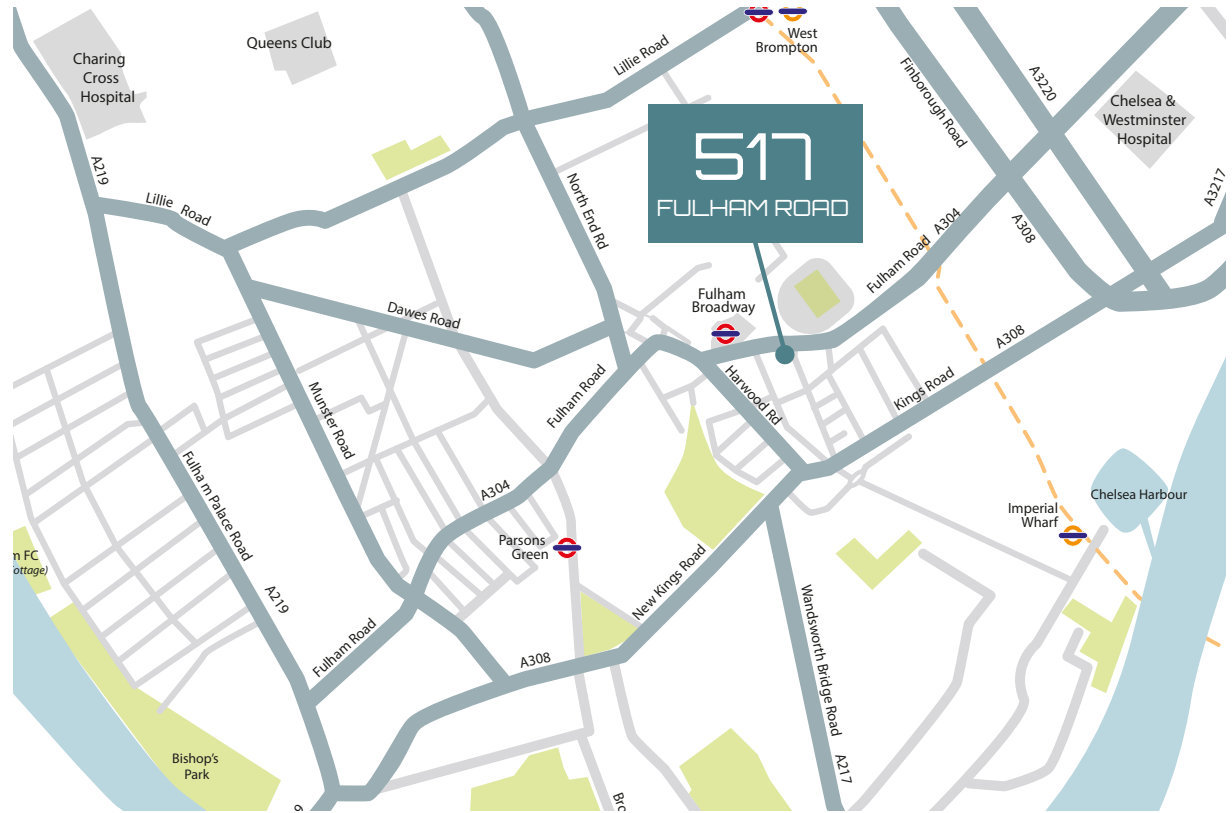
**TO LET 7,814 sq ft / 726 sq m**

Existing consent for educational use D1/F1 and medical E (e). Potentially suitable for other Class E uses such as Offices, Showroom

# LOCATION



The building is situated close to Fulham Broadway, almost opposite the Chelsea Village and football ground. Transport facilities are excellent with Fulham Broadway Underground Station (District Line) being approx 200m from the property and numerous bus routes accessible along Fulham Road. Local facilities include a Sainsburys superstore, Waitrose, and Whole Foods Market as well as numerous cafés and restaurants within close proximity.



## Transport links

### Stations

FULHAM BROADWAY  
(District Line) 0.2 miles 3 minute walk  
PARSONS GREEN  
(District Line) 0.7 miles 14 minute walk

Hammersmith.....	13 mins
Wimbledon .....	18 mins
Victoria .....	19 mins
Sloane Square .....	19 mins
Paddington .....	22 mins
Waterloo.....	25 mins
Kings Cross St Pancras .....	32 min
Heathrow Terminals 1-3.....	53 mins

Source: citymapper.com

# ACCOMMODATION



## Description

A very prominent self-contained building which has recently been extended to provide accommodation over lower ground to 4th floors with a new fire escape serving all floors. The building, originally an office building has more recently been occupied by an educational occupier and therefore benefits from this planning use. Alternative uses such as **Showroom** and **Offices** would also be suitable, subject to planning. Further planning permission has been granted for Nursery and Medical uses

The floors provide bright mainly open plan space. A new passenger lift serves all floors, the building is otherwise currently in shell and core condition. The landlord will complete the refurbishment to a CAT A standard in accordance with a proposed tenants requirements. There is also the opportunity to obtain some private mews car parking close by on a separate arrangement.



FLOOR	AREA sq ft	AREA sq m
Fourth	695	64.6
Third mezzanine	117	10.9
Third	1,208	112.1
Second	1,230	114.3
First	1,231	114.4
Ground	1,796	166.9
Lower ground	1,537	142.8
<b>Total</b>	<b>7,814</b>	<b>726</b>



# THE DETAIL



## Proposed Specification

- New double glazed windows
- New M&E
- New lift
- New WCs
- Cat5 cabling
- Suspended ceilings
- Secondary means of escape via external fire escape
- Disabled access
- Close to underground station

Internal images of building prior to extension and refurbishment

## AVAILABILITY

The entire building of 7,814 sq ft (726 sq m) is to be let as a whole

## VAT

VAT is applicable to the rent.

## Terms

To be let as a whole on a new lease for a term to be agreed.

## EPC

To be assessed

## Rent

Quoting rent of £45 per sq ft

## Business Rates

To be assessed

## CONTACT US

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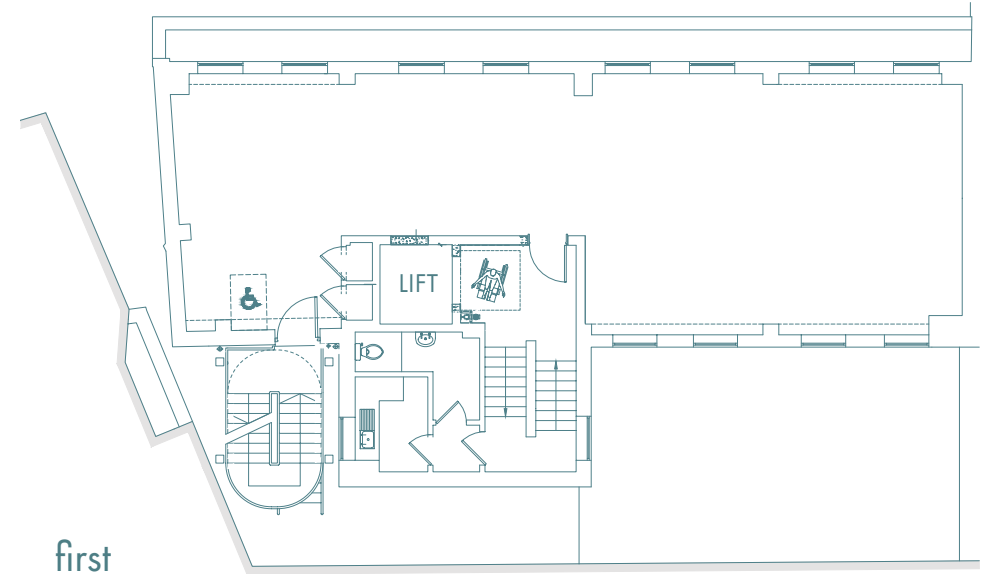
### Misrepresentation Act 1967:

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

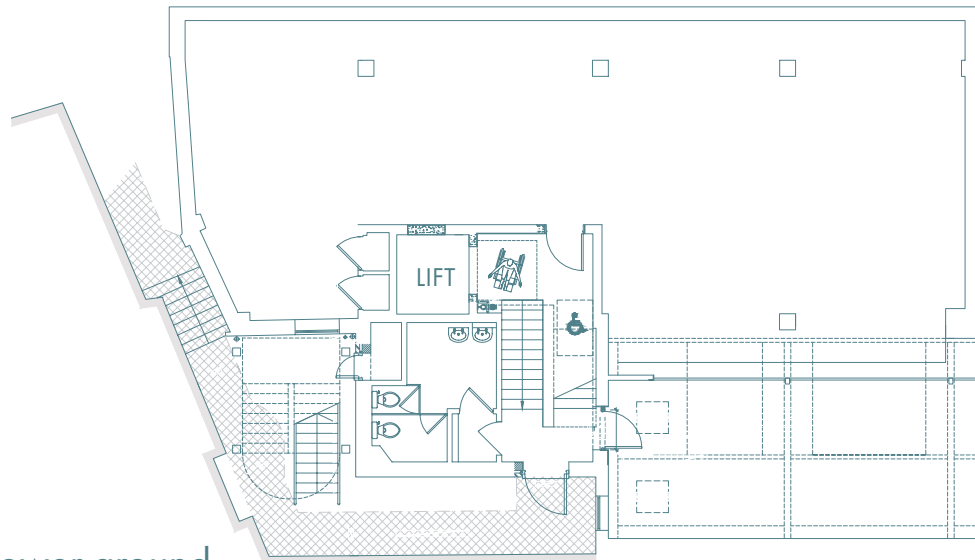
Brochure May 2024

# PLANS

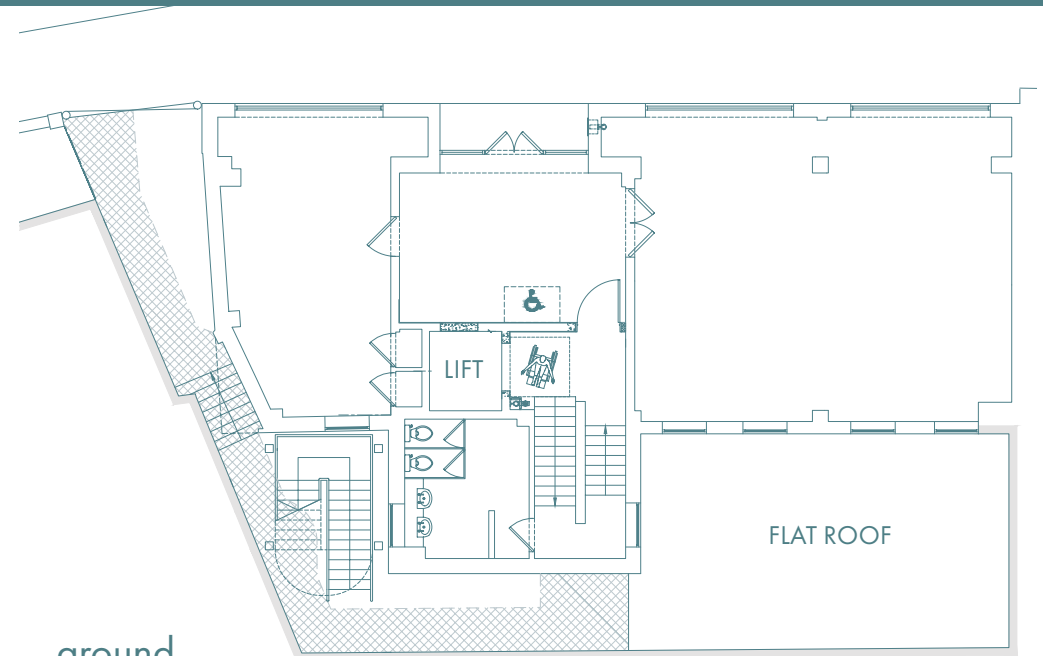
Indicative floor plans - final layout and subdivision to be determined by occupier.



first

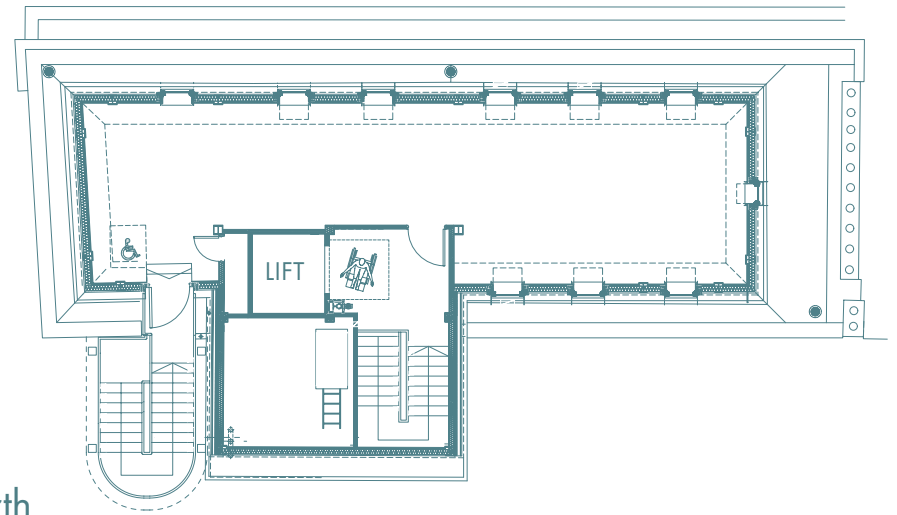


lower ground

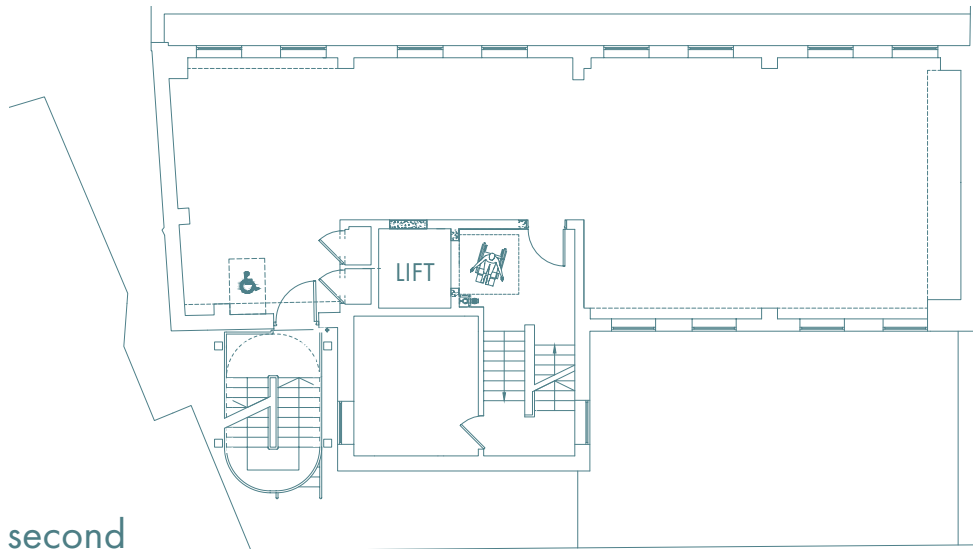


ground

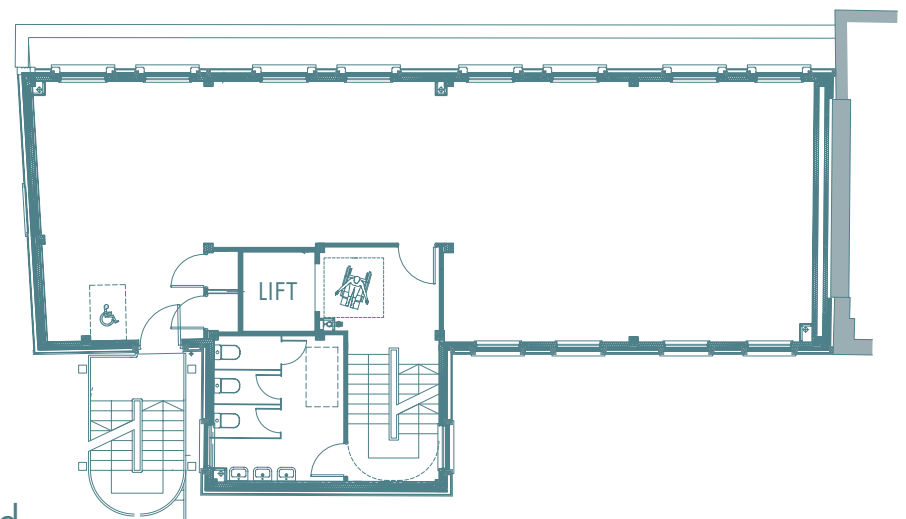
# PLANS



fourth



second



third