



BISHOPS PARK HOUSE

25-29
FULHAM HIGH
STREET
SW6 3JH

TO LET

1,075 to 2,450 sq ft
2ND & 3RD FLOORS

LOCATION

The office is situated in the centre of Fulham High Street on the north side of the river within 1-2 minutes' walk of Putney Bridge (District Line) Underground Station and bus terminal. It is therefore well positioned to enjoy the benefits of the excellent shops, restaurants, and bars nearby in Fulham or across Putney Bridge. The A219 Putney High Street/Putney Hill links Fulham High Street with the A3 for access to both central London and Surrey to the south and Putney mainline station (for Waterloo) is half a mile.

TRANSPORT

Putney Bridge Station
3 min walk (0.2 miles)
Underground - District line

Parsons Green Station
15 min walk (0.8 miles)
Underground - District line

Putney Overground
14 min walk (0.7 miles)
Overground



Bishop's



6. Putney Exchange / Waitrose



1. Pappa Ciccia



Putney Bridge & Riverside



KEY

1. Pappa Ciccia
2. Kings Arms
3. Premier Inn
4. The Boat House / Carluccios
5. Wagamama
6. Putney Exchange / Waitrose
7. Sainsbury's
8. Starbucks
9. The White Horse



DESCRIPTION

Bishop's Park House has two 2 floors of offices available in a Victorian brick clad office building. The offices benefit from a recent refurbishment to the entrance hall with lift access to the upper floors.

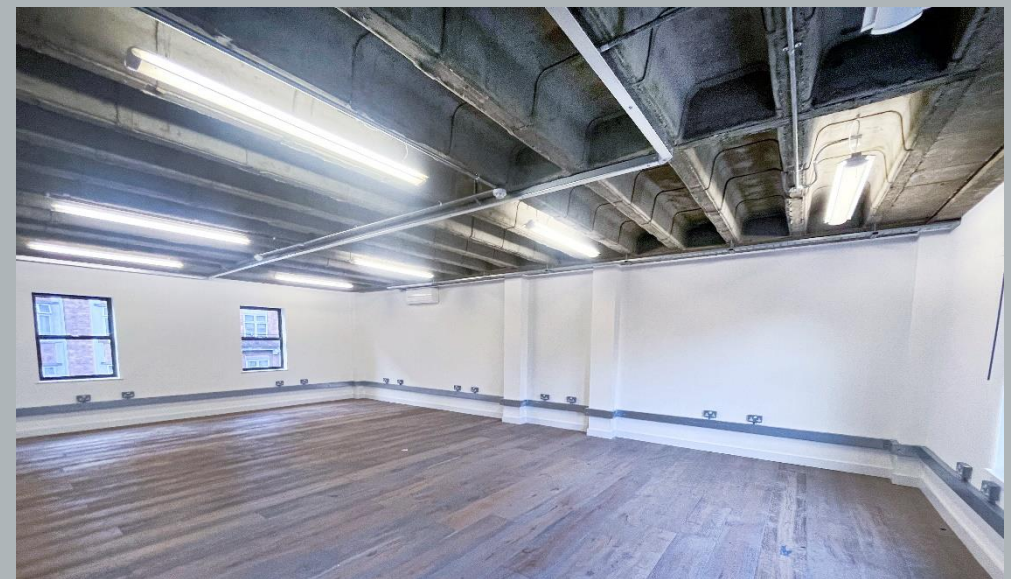
The second floor provides open plan offices, exposed concrete ceilings, meeting room and kitchenette.

The third-floor office also recently refurbished benefits from air-conditioning, new kitchenette, plaster ceilings and perimeter trunking.

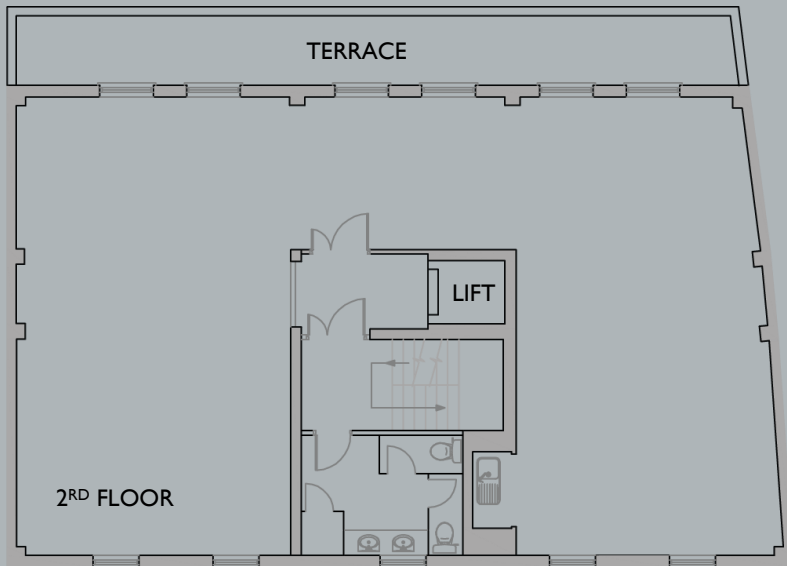
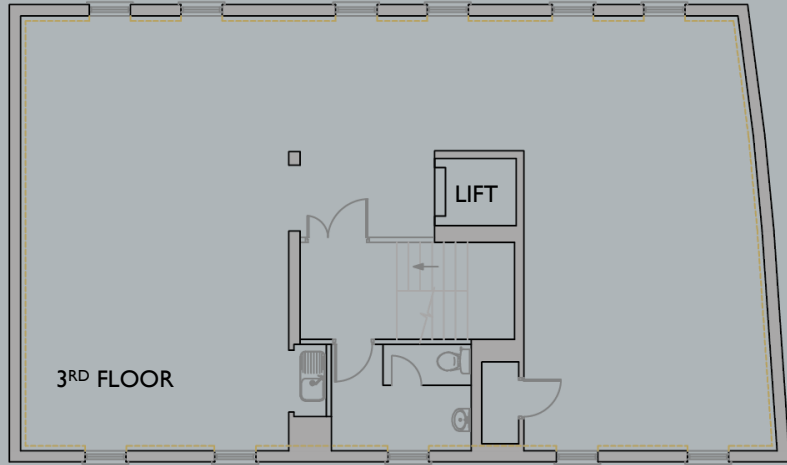
Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

SPECIFICATION

- Wood flooring
- Perimeter trunking
- Pendent Lighting
- Air-conditioning
- Passenger Lift
- Exposed Ceilings 2nd floor
- LED Lighting



THE BUILDING



FULHAM HIGH STREET



ACCOMMODATION

FLOOR	SIZE SQ FT	SIZE SQ M
Third	1,075	99.87
Second	1,375	127.74
Total	2,450	227.61

RENT

£35 per sq ft.

SERVICE CHARGE

£6.60 per sq ft..

TERMS

On new terms to be agreed directly with landlord

BUSINESS RATES

3rd floor - £14.38 per sq ft (£15,469 pa)
 2nd floor - £13.70 per sq ft (£18,837.25 pa)
 approximately, to be confirmed with the local authority.

EPC

3rd floor – TBC
 2nd floor – Rated B

CONTACTS

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