

TO LET
REFURBISHED
COURTYARD
OFFICES
802 sq ft to
1,195 sq ft



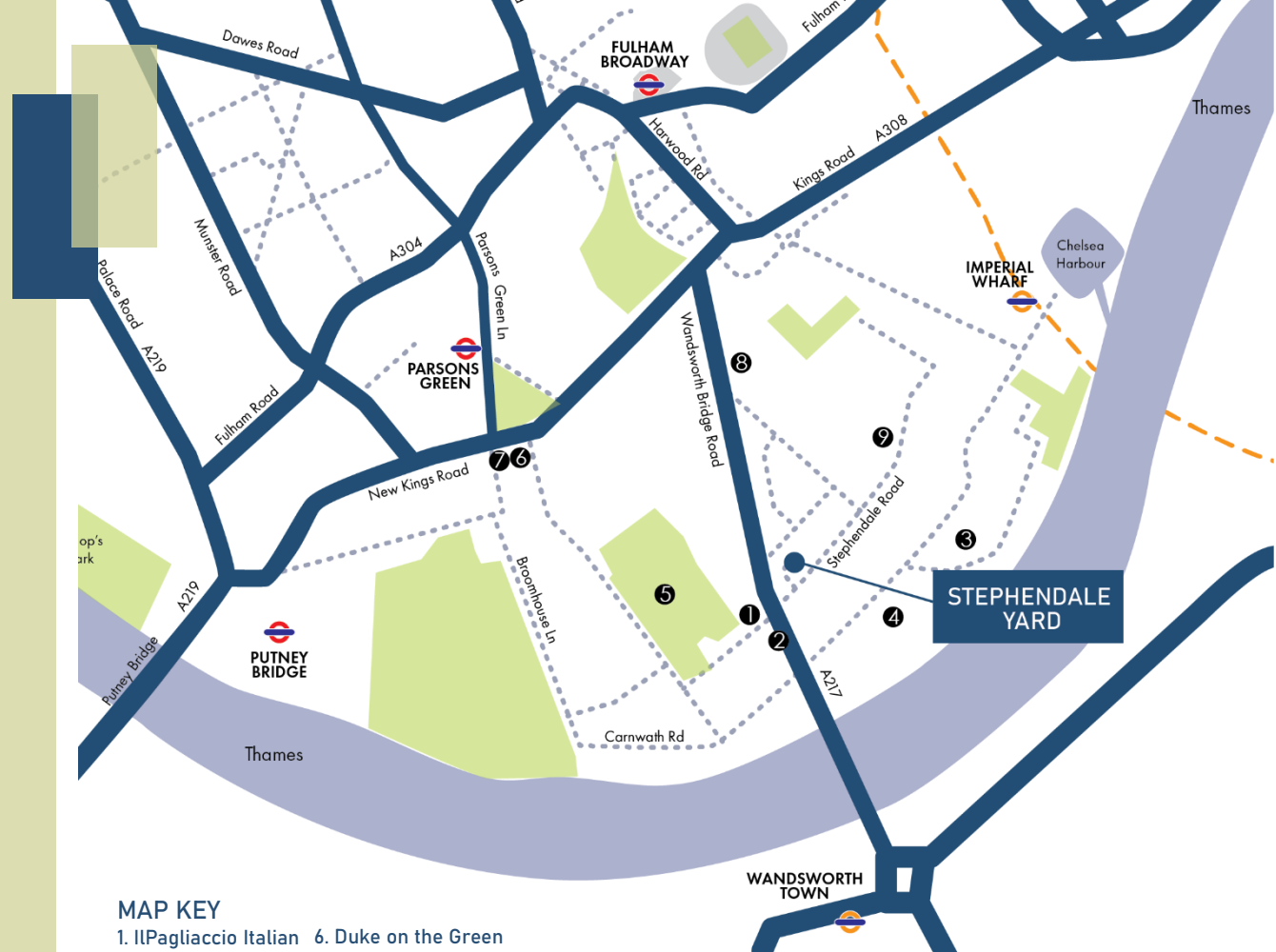
UNITS 4 & 6 STEPHENDALE YARD
STEPHENDALE ROAD, FULHAM SW6 2LR

LOCATION

The property is located in the Sands End area at the southern end of Wandsworth Bridge Road, a short walk to the river and close to Wandsworth Bridge. Wandsworth Bridge Road links South London and allows access to Fulham, Kings Road, and the West of London.

The local area is buzzing with fine eateries and hosts a broad spectrum of independent creative businesses. Further down the river at Chelsea Harbour, you will find the world-renowned Design Centre, this part of Thames riverside is a vibrant creative hub.

Stendale Yard is within a short easy walk to Chelsea's Kings Road with its wide selection of shops, and restaurants.



MAP KEY

- 1. IlPagliaccio Italian
- 2. Namaste Coffee
- 3. Harbour Club
- 4. Sainsburys
- 5. Café (South Park)
- 6. Duke on the Green
- 7. Argon House
- 8. Starbucks
- 9. The Fulham Arms

TRANSPORT CONNECTIONS

Wandsworth Town Overground

(Overground trains) 0.6 miles 10-minute walk

Imperial Wharf Overground

(Overground trains) 0.6 miles 11-minute walk

Parsons Green

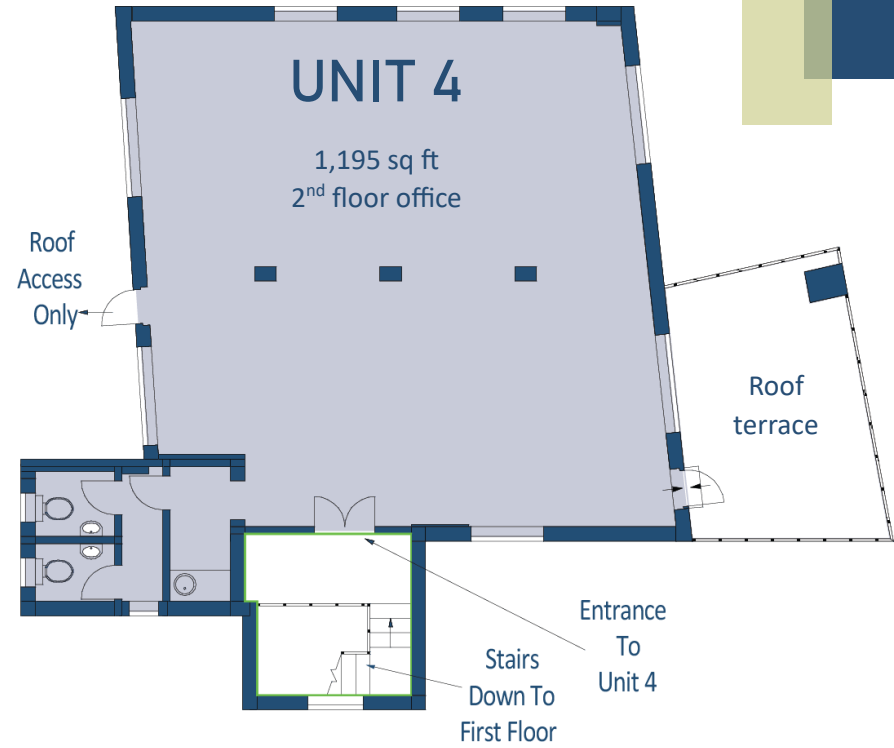
(District Line) 0.8 miles 16-minute walk

There are also numerous bus routes along Wandsworth Bridge Road.

CONNECTIVITY TO

Clapham Junction.....	13 mins
High Street Kensington.....	19 mins
Sloane Square.....	22 mins
Victoria	25 mins
Waterloo.....	29 mins
Oxford Circus.....	29 mins
Paddington.....	37 mins
Kings Cross St Pancras.....	37 mins
Heathrow Terminals 1-3.....	67 mins

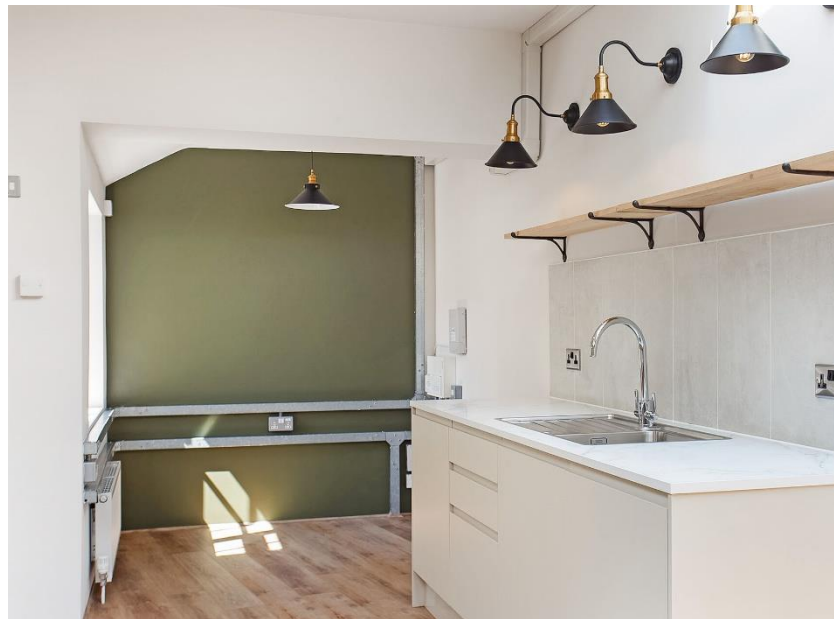
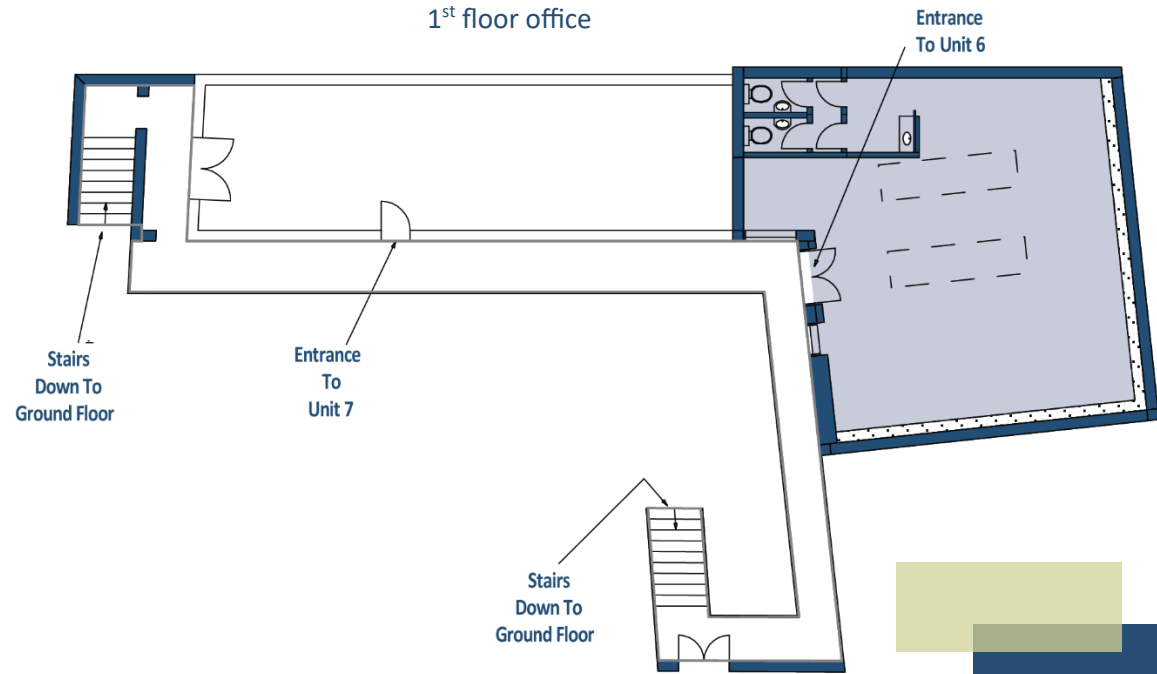
Source: Citymapper.com





UNIT 6

802 sq ft
1st floor office



DESCRIPTION

Stephendale Yard consists of modern warehouse-style offices with retained touches of their heritage, with original features such as sandblasted walls and original cast-iron windows.

Both units are situated around an attractive private communal courtyard with parking and bike storage on site. The units have been newly refurbished, providing new kitchenettes, WCs and new timber flooring and boast excellent natural lighting suitable for an array of different occupiers. Unit 4 includes a private roof terrace providing views of the local area.

ACCOMMODATION

Unit 6, 1 st floor	802 sq ft	(74.51 sq m)
Unit 4, 2 nd floor	1,195 sq ft	(111.02 sq m)
Totals	1,997 sq ft	(185.53 sq m)

RENT

£30 per sq ft

SERVICE CHARGE

Approximately £3.50 per sq ft

RATES

Unit 4	£8.56 per sq ft
Unit 6	£10.23 per sq ft

(2024/25) to be confirmed with local authority.

TERMS

Available on a new lease on terms to be agreed

EPC

Unit 4 – A 25
Unit 6 – B 32

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

- Courtyard development
- Newly refurbished Kitchenette & WC's
- Excellent natural light
- Roof Terrace – Unit 4
- On site Pilates Studio
- Open plan
- Bike storage
- Car parking
- Timber flooring
- Perimeter trunking
- Air-conditioning

CONTACT

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