

**LEWIS  
& CO**

**FULHAM BUSINESS EXCHANGE**

**SUITE 11 FULHAM BUSINESS EXCHANGE**

**THE BOULEVARD, SW6 2TL**

**OFFICE TO LET/FOR SALE**

**2,000 SQ FT**



# SUITE 11 FULHAM BUSINESS EXCHANGE THE BOULEVARD, SW6 2TL

# LEWIS &CO

## DESCRIPTION

The self-contained property comprises a modern first floor office suite totalling 2000 sq ft.

The property has initially been designed as a single entity, a glass partition has been installed to create two spaces. The unit benefits from good natural light, a kitchenette and WC's.

## LOCATION

Imperial Wharf is situated in the heart of SW London, close to both Chelsea and Fulham. The premises are situated opposite Imperial Wharf Overground Station which runs to Clapham Junction (approx. 5 mins). Fulham Broadway (District Line) is a short distance away and there are a number of bus services nearby.

The area benefits from numerous bars, restaurants, shops, hotels and sports clubs along with the Thames river path.



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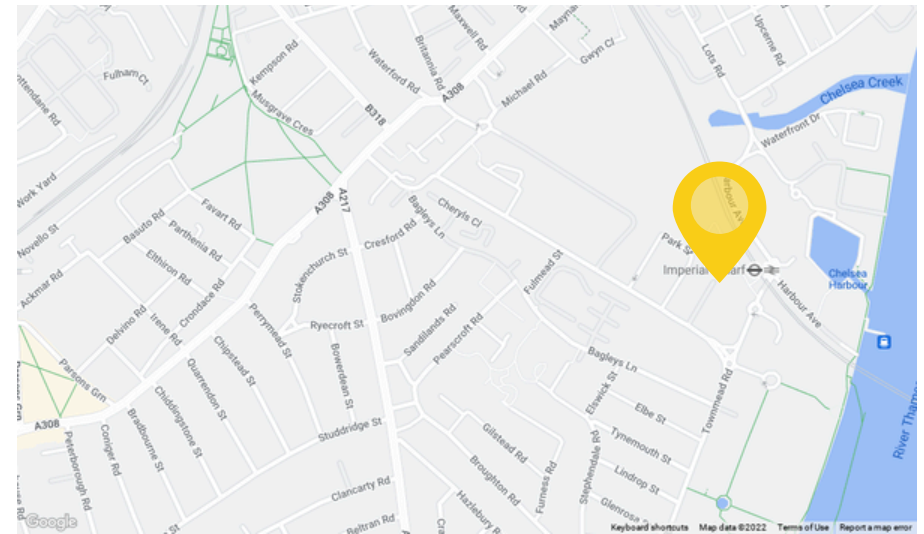


## SPECIFICATION

- Comfort cooling/heating
- Open plan layout
- Ground Floor reception
- Lift access
- Parking available on a separate agreement

## FLOOR AREAS

Suite	sq ft	sq m
Suite 11	2000	185
<b>Total</b>	<b>2000</b>	<b>185</b>



## TERMS

A new lease is available or the freehold of the property for sale.

## RENT

£45,000 per annum.  
Offers in excess of £650,000+.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## SERVICE CHARGE

£23,293 inclusive of all utilities.

## EPC

Available upon application.

## VIEWING

Strictly by appointment through the sole agents.

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