

QUALITY OFFICES TO LET

Part Ground Floor

3 Hurlingham Business Park

Sullivan Road

SW6 3DU

307 sq. ft.
(28.49 sq. m.)



Refurbished offices with ample unrestricted parking



LOCATION PLAN



LOCATION

The property is located just under 1 mile south of Parsons Green Underground station (District Line) and approximately 1.3 miles south of Fulham Broadway Underground station (District Line).

The property is located on the Hurlingham Business Park, accessed from Sullivan Road and within a short distance of Wandsworth Bridge Road (A217). The New Kings Road (A308) runs to the north of the property and both arterial roads have numerous bus services.

DESCRIPTION

The subject property comprises part of the ground floor of a mid-terraced business unit, constructed in the late 1980's and comprises air conditioned space with metal grid suspended ceilings with recessed LED light boxes and laminate flooring. The office space is open plan with access to the front. The kitchenette and WC's are shared.

FLOOR AREA

Ground (part): 307 sq. ft. (28.49 sq. m.)

AMENITIES

- Established business location
- Quality office recently refurbished
- Air conditioned
- LED lighting
- Shared use of kitchen and WCs and shower
- Ample unrestricted parking on site

LEASE

New lease is available on terms to be agreed.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VAT

The property is elected for VAT.

EPC

Band D (89). Expires 7 November 2029.

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Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

Rent: £10,000 per annum exclusive

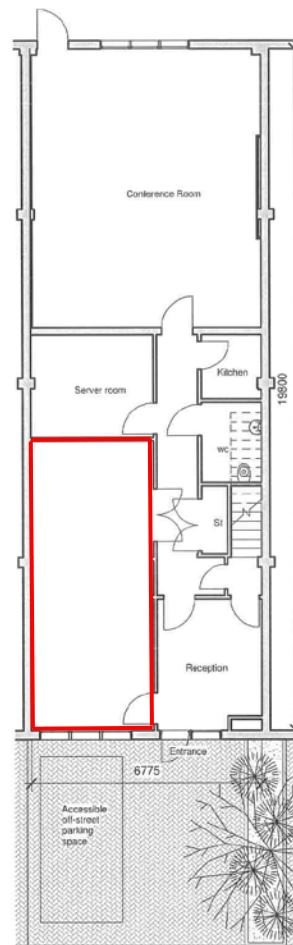
- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

SERVICE CHARGE

A pro rate cost of the provision of services to the building, including business rates, buildings insurance, estate charge, electricity and water.

Current approximate estimates payable are as follows:

Business Rates	£3,142.82 (£10.25 psf)
Estate Charge	£ 965.90 (£ 3.15 psf)
Electricity (approx.)	£ 634.10 (£ 2.07 psf)
Wates (approx.)	£ 29.89 (£ 0.10 psf)
Building Insurance	£ 202.09 (£ 0.66 psf)
TOTAL	£4,974.81 (£16.22 psf)



GROUND FLOOR PLAN

EPC

Goldcrest Land Plc Unit 3, Sullivan Road, Hurlingham Business Park LONDON SW6 3DU	Energy rating D	Valid until 7 November 2029 Certificate number 9892-3049-0119-0290-5901
Property type	B1 Offices and Workshop businesses	
Total floor area	265 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy efficiency rating for this property		
This property's current energy rating is D.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	35 B	
If typical of the existing stock	103 E	
Properties are given a rating from A+ (most efficient) to G (least efficient).		

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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

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