



**LEWIS
&CO**

**176 WANDSWORTH
BRIDGE ROAD**

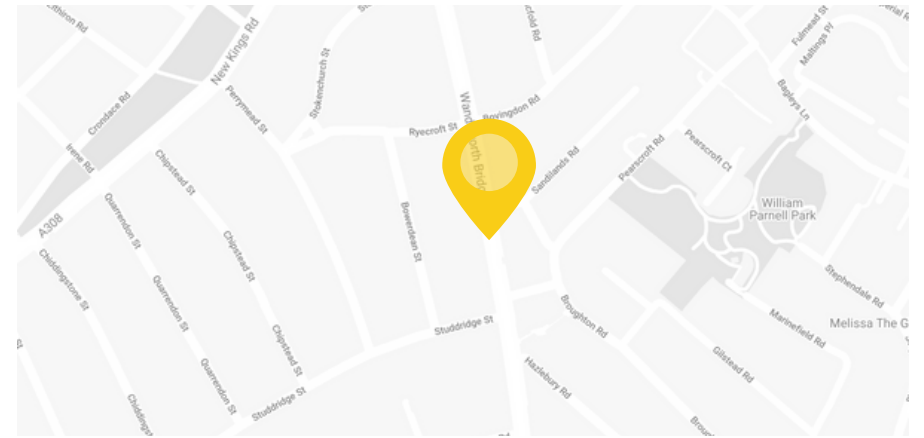
FULHAM, SW6 2UQ

**BOUTIQUE SHOP/OFFICE - TO LET
711 - 1,132 SQ FT (66 - 105 SQ M)**

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DESCRIPTION

176 Wandsworth Bridge Road features an E class unit, offering a total of 1,132 sq ft across the ground floor and basement levels. The space is ready for immediate occupation and is situated in a sought-after location along Wandsworth Bridge Road. The property can also be split into a smaller 711 sq ft unit subject to redevelopment.

LOCATION

The property is located within the London Borough of Hammersmith and Fulham, midway along Wandsworth Bridge Road (A217). Wandsworth Bridge Road runs from Eel Brook Common and New King's Road (A308), to the north, to Wandsworth Bridge and the River Thames, to the south.

The western side of the road, where the building is located, comprises a mix of retail units and restaurants with residential upper parts, whilst the eastern side predominantly comprises residential.



MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled February 2024.



FLOOR AREAS

Floor	sq ft	sq m
GF	799	74
Basement	332	30
Total	1,132	105

TERMS

A new FRI lease is available.

EPC

Available upon request.

RENT

£35,000 per annum.

VAT

TBC.

RATES

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

VIEWING

Strictly by appointment through the sole agents.

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