



First Floor

202 Fulham Road, Chelsea, London, SW10 9PJ

**Exceptional self-contained
office in the heart of
Chelsea.**

843 sq ft
(78.32 sq m)

- Grand and discreet entrance.
- Outstanding natural light.
- Superb interior design.
- Perfectly appointed kitchen/washroom facilities.
- Local landmark building.

First Floor, 202 Fulham Road, Chelsea, London, SW10 9PJ

Summary

Available Size	843 sq ft
Rent	£39,500 per annum
Business Rates	Upon Enquiry
EPC Rating	C (64)

Description

Enjoying an enviable position on the 1st floor of this landmark corner building, this fabulous office boasts incredible levels of natural light, floor to ceiling windows and exceptional private kitchen and bathroom facilities all with fantastic views over Fulham Road and its picturesque surrounds. There is an impressive entrance to the office suites and a well-appointed, self-contained kitchen and bathroom areas for exclusive use.

Location

These premises are arranged along the westerly side of Fulham Road amongst desirable local businesses such as Boots, Holland & Barrett, Gail's, Lea & Sandeman & Ryman and across from the nearby Chelsea & Westminster Hospital. The building is situated on the corner of Redcliffe Road in the heart of the established residential and business district of Chelsea. Numerous fashionable businesses, shops and restaurants are located in the immediate proximity with excellent access to the West End alongside the main exit routes from Central London to the West and access to Heathrow Airport.

Viewings

RENT: £39,500 per annum (exclusive).

RATEABLE VALUE: £16,000 per annum.

RATES PAYABLE: £7,984 per annum. We strongly recommend that you verify the rates within the Royal Borough of Kensington & Chelsea's Business Rates department on 020 7361 2828.

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea.

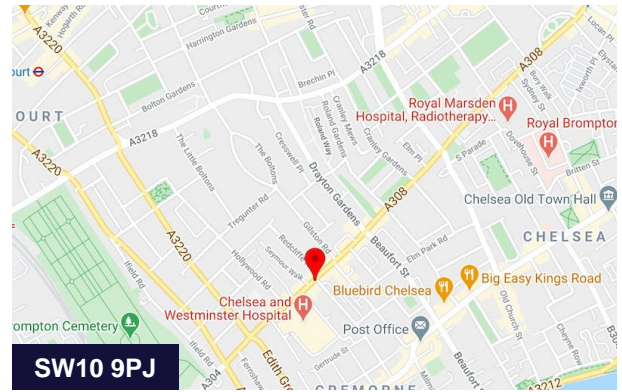
VAT: The premises is not elected for VAT.

POSSESSION: Full vacant possession immediately on possession of legal formalities.

LEASE TERMS: Available Immediately. A new FRI lease granted outside the Landlord & Tenant Act 1954 for a minimum term of 3 years containing a mutual break clause at the end of the tenancy.

Legal Costs: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial.



Viewing & Further Information



Chris Ryan

07385 413368 | 020 7355 0285
cryan@winkworth.co.uk



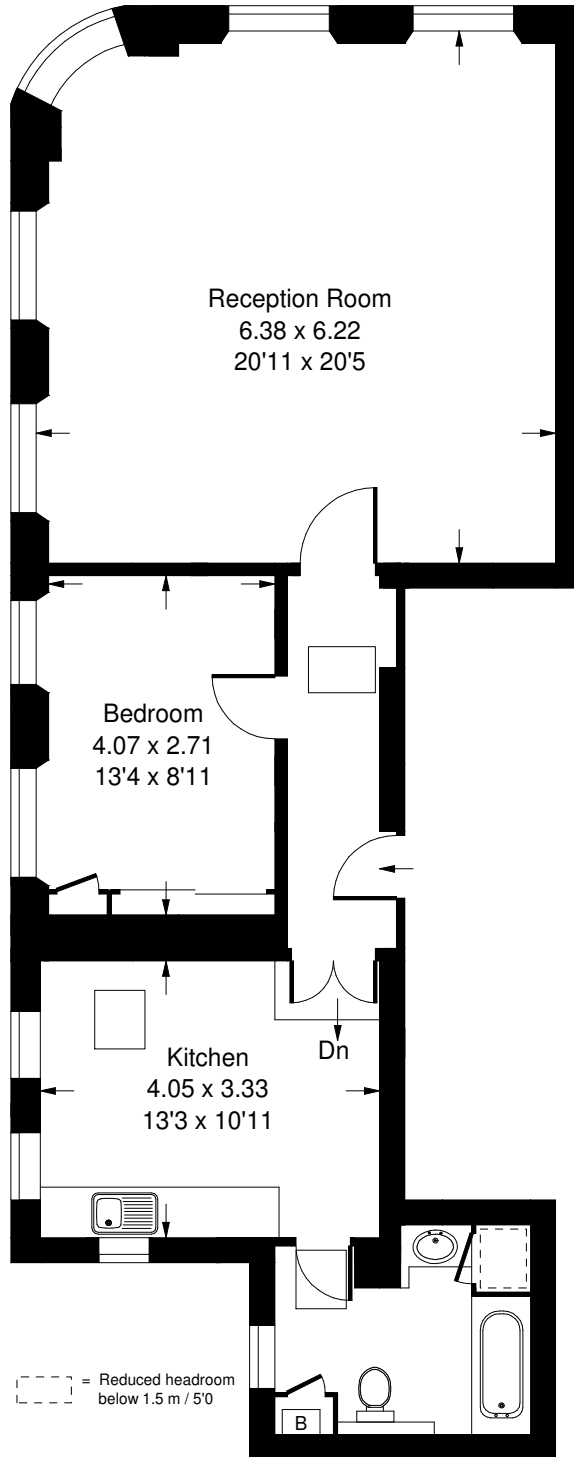
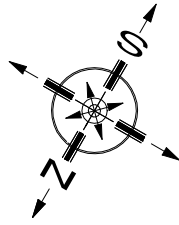
Adam Stackhouse

07889 510036 | 020 7355 0285
astackhouse@winkworth.co.uk

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Fulham Road, SW10

Approx. Gross Internal Area
78.3 sq m / 843 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.