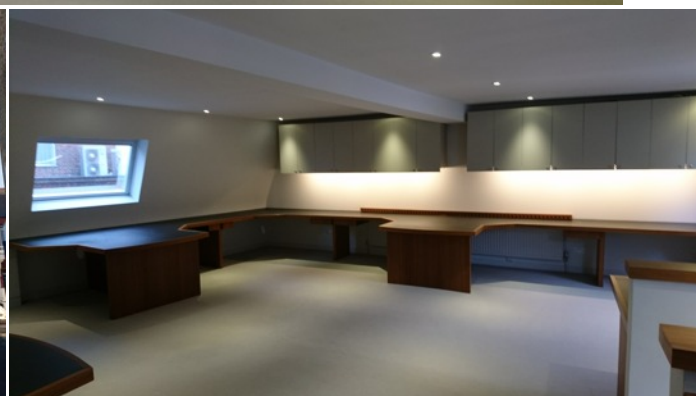


SELF CONTAINED OFFICE TO LET

2-4 Peterborough Mews, Fulham, London, SW6 3BL
1,122 sq ft

BLACK
STANNILAND

- Recently refurbished
- 4 minutes walk to tube
- Excellent local amenities
- Car parking available
- New lease
- WC & kitchen facilities



BLACK STANNILAND, 58 QUEEN ANNE STREET, LONDON, W1G 8HW 020 7526 2010 WWW.BLACKSTANNILAND.COM

IMPORTANT NOTICE:

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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Location

The property is located in the heart of Fulham just off Peterborough Road and has excellent transport links with Parsons Green tube station (4 mins walk) and Putney Bridge tube station (10 mins walk) nearby.

The area is well served by an array of independent cafes, restaurants, pubs, shops and health & fitness operators including **Hally's Coffee, Le Pain Quotidien, Waitrose, Cote Restaurant, Boma Green, Strada, Duke on the Green Pub, The White Horse Pub, Power Yoga and Evolve Fitness** all within 4 minutes walk.

Postcode: SW6 4NU Link to map: <https://goo.gl/maps/So8mZoPqJ9m>

Property

The property has been recently refurbished and is based over ground and first floors and includes WC and kitchen facilities. The property provides the following approximate floor areas:

Ground Floor: 54.38 sq m 585 sq ft

First Floor: 49.86 sq m 537 sq ft

Total: 104.24 sq m 1,122 sq ft

*Floor plans available on request.

Lease

The property is available by way of a new full repairing and insuring lease direct with the landlord for a term to be agreed.

Rent

£39,000 per annum exclusive (**£35** per sq ft)

Business Rates

We understand the rates payable to April 2017 are £10,648 per annum. Interested parties are advised to make their own enquiries with Hammersmith & Fulham council.

Energy Performance Certificate

An EPC is available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Viewing

For further information or to arrange a viewing please contact:

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Email: jstirlingaird@blackstanniland.com

Martin Black:

Tel: 020 7526 2010

Mob: 07850 366 000

Email: mblack@blackstanniland.com