



James ashley
commercial
property consultants

Unit 12, 2 Station Court | Townmead Road | Fulham | SW6 2PY
VIRTUAL FREEHOLD OFFICES FOR SALE

Unit 12, 2 Station Court | Townmead Road | Fulham | SW6 2PY | OFFICES FOR SALE

- first floor fitted air conditioned offices
- 65.96 m² (710 ft²) approx.
- communal kitchen and wc's
- 999 year lease from 1999
- guide price: £325,000
- opposite imperial wharf station

DESCRIPTION

Self-contained flexible first floor open plan office accommodation. The property occupies a prominent position within an attractive courtyard setting, with secure corporate ground floor entrance lobby with passenger lift.

The offices benefit from air conditioning, double glazing, raised access floors, and 24/7 access. Within the common parts there is shared use of kitchen facilities, WCs, showers, bicycle and motorcycle parking. There is underground public car parking, and a shared concierge facility within St George's Imperial Wharf development.

LOCATION

Located opposite Imperial Wharf overground station on the Chelsea Fulham border, close to the established Chelsea Harbour development.

Imperial Wharf Station provides connections to the underground network at West Brompton (District Line), and Shepherds Bush (Central Line) for Westfield and the West End, and rail network at Clapham Junction Station for Gatwick Airport/Victoria. The river bus service is accessed from

Chelsea Harbour Pier. Local amenities include a Tesco's Express, Hilton Hotel and restaurants, bars, and cafes along the river and within the Imperial Wharf development

ACCOMMODATION

| | | | |
|-------------|----------------------|---------------------|--------|
| First floor | 65.96 m ² | 710 ft ² | N.I.A. |
|-------------|----------------------|---------------------|--------|

TENURE

999 year Lease from 25th December 1999, with a ground rent of £50 per annum.

BUSINESS RATES

We understand that the current rateable value is £26,750. Contact Kensington & Chelsea Council on 020 7361 2828 to confirm what amount is payable.

VIEWING

By prior arrangement by contacting the vendors sole selling agents:

Ashley Brudenell or James Stefanopoulos



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