



## Duplex Floor

202 Fulham Road, Chelsea, London, SW10 9PJ

### **Stunning duplex office space in Chelsea.**

**1,140 sq ft**  
(105.91 sq m)

- Grand and discreet entrance.
- Outstanding natural light
- Superbly appointed kitchen/dining and washroom areas.
- Recessed spotlights
- Newly carpeted to principal offices

# Duplex Floor, 202 Fulham Road, Chelsea, London, SW10 9PJ

## Summary

<b>Available Size</b>	1,140 sq ft
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	Upon Enquiry
<b>EPC Rating</b>	C (70)

## Description

Enjoying a position on the 3rd & 4th floors of this landmark corner building, these fabulous duplex (1,140 sq.ft. (105.9 sq.m.)) offices boast incredible natural light, vaulted ceilings, a striking mezzanine area, private boardroom and the rare attribute of a large roof terrace, all of which is supremely elevated with views towards West and Central London. There is an impressive entrance to the office suites and 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.

## Terms

RENT: £40,000 per annum (exclusive).

RATEABLE VALUE: £18,750 per annum.

RATES PAYABLE: £9,356 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.

3RD/4TH FLOOR OFFICES: (USE CLASS E) 1,140 sq.ft. (105.9 sq.m.).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea.

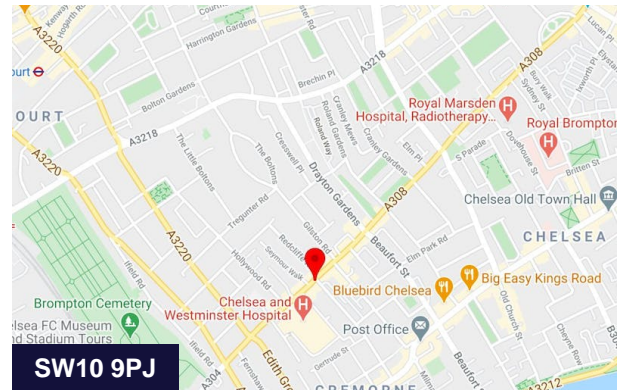
VAT: The premises is not elected for VAT.

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

LEASE TERMS: An assignment of the existing lease or underlease to be granted outside the Landlord & Tenant Act 1954.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial on 020 7355 0285.



## Viewing & Further Information



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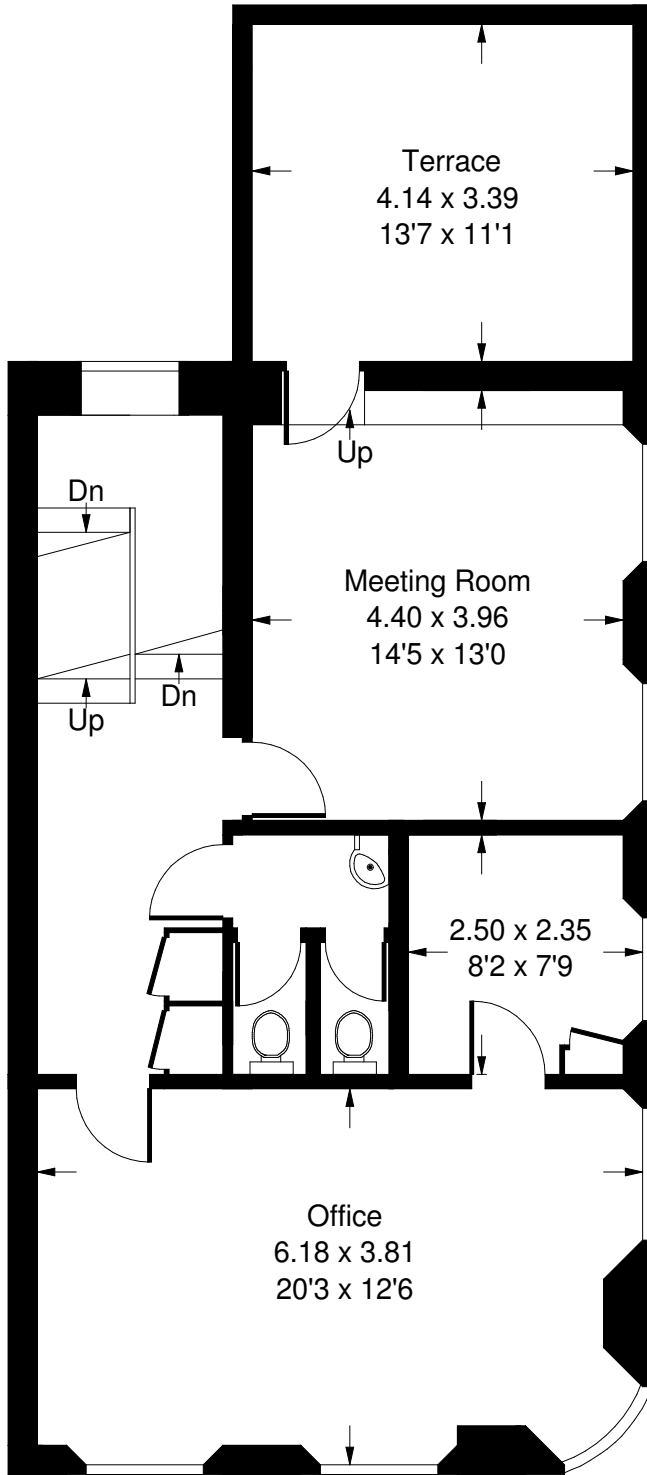
### Tom Lewin

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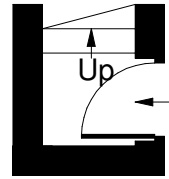
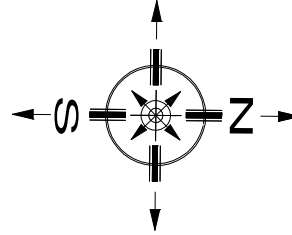
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# Fulham Road, SW10


Approx. Gross Internal Area  
105.9 sq m / 1140 sq ft

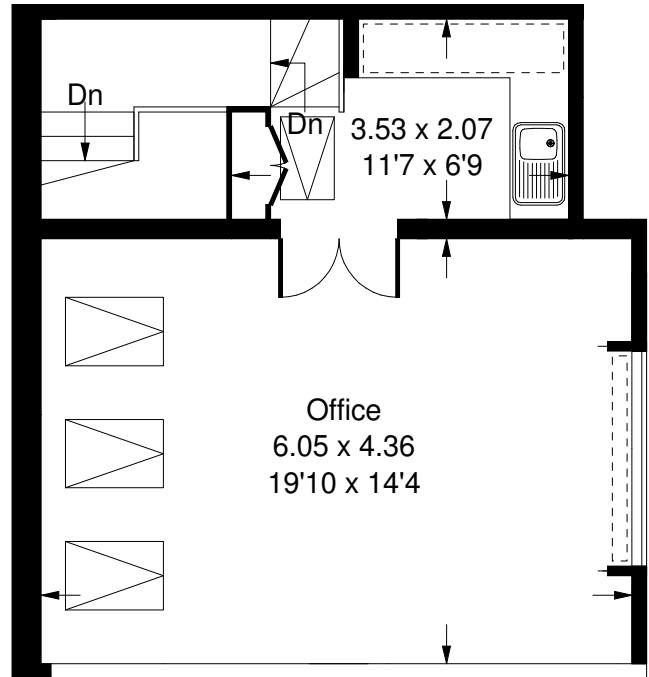


**Third Floor**



**Second Floor**

 = Reduced headroom below 1.5 m / 5'0



**Mezzanine**

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.