



1-7 FULHAM HIGH STREET

FULHAM, SW6 3JH

E CLASS PROPERTY TO LET

2,334 SQ FT



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# LEWIS & CO

## DESCRIPTION

The property comprises a ground floor commercial E class unit with extensive frontage onto Fulham High Street and forms the ground floor of Nightingale House, a modern residential block.

There are 2 car parking spaces at the rear, accessed via Burlington Road.

## LOCATION

The subject property occupies an extremely prominent position on Fulham High Street, at its junction with Fulham Road.

The property benefits from excellent communications, being within a couple of minutes' walk from Putney Bridge Underground Station (District Line). Fulham Broadway Underground Station (District Line) is approximately 1.6 km (1 mile) to the north-east. Numerous bus routes also serve the area providing easy access to Chelsea, Knightsbridge and the West End.

The property is well located for the wide range of amenities found on Fulham High Street, Fulham Road and Fulham Palace Road. The property also lies within a few minutes' walk of the similar amenities of New Kings Road.

**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 November 2023.

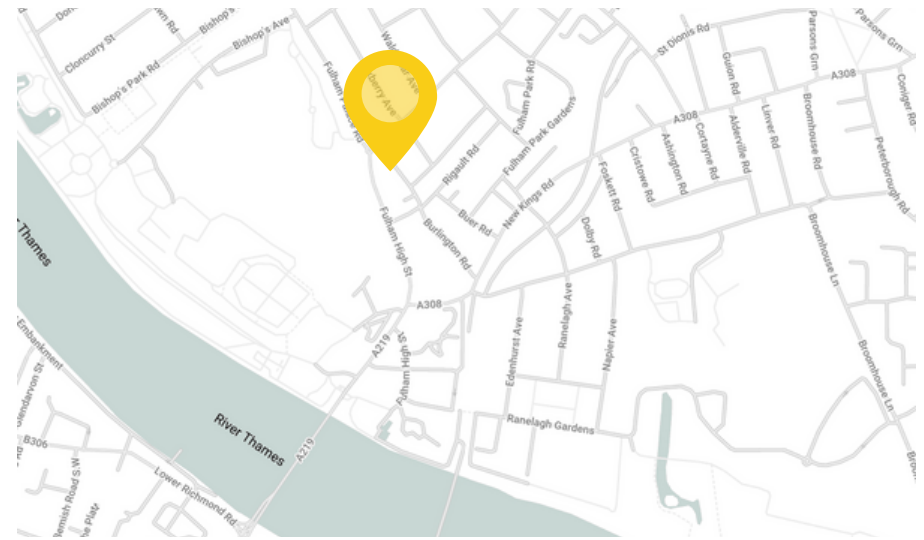


## SPECIFICATION

- Car parking
- Open plan
- Prominent location

## FLOOR AREAS

Floor	sq ft	sq m
Property	2,334	216
<b>Total</b>	<b>2,334</b>	<b>216</b>



## TERMS

Available on a new FRI lease.

## TO LET

£65,000 per annum.

## RATES

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

## VAT

The property has been registered for VAT.

## EPC

Available upon application.

## VIEWING

Strictly by appointment through the joint agents.

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