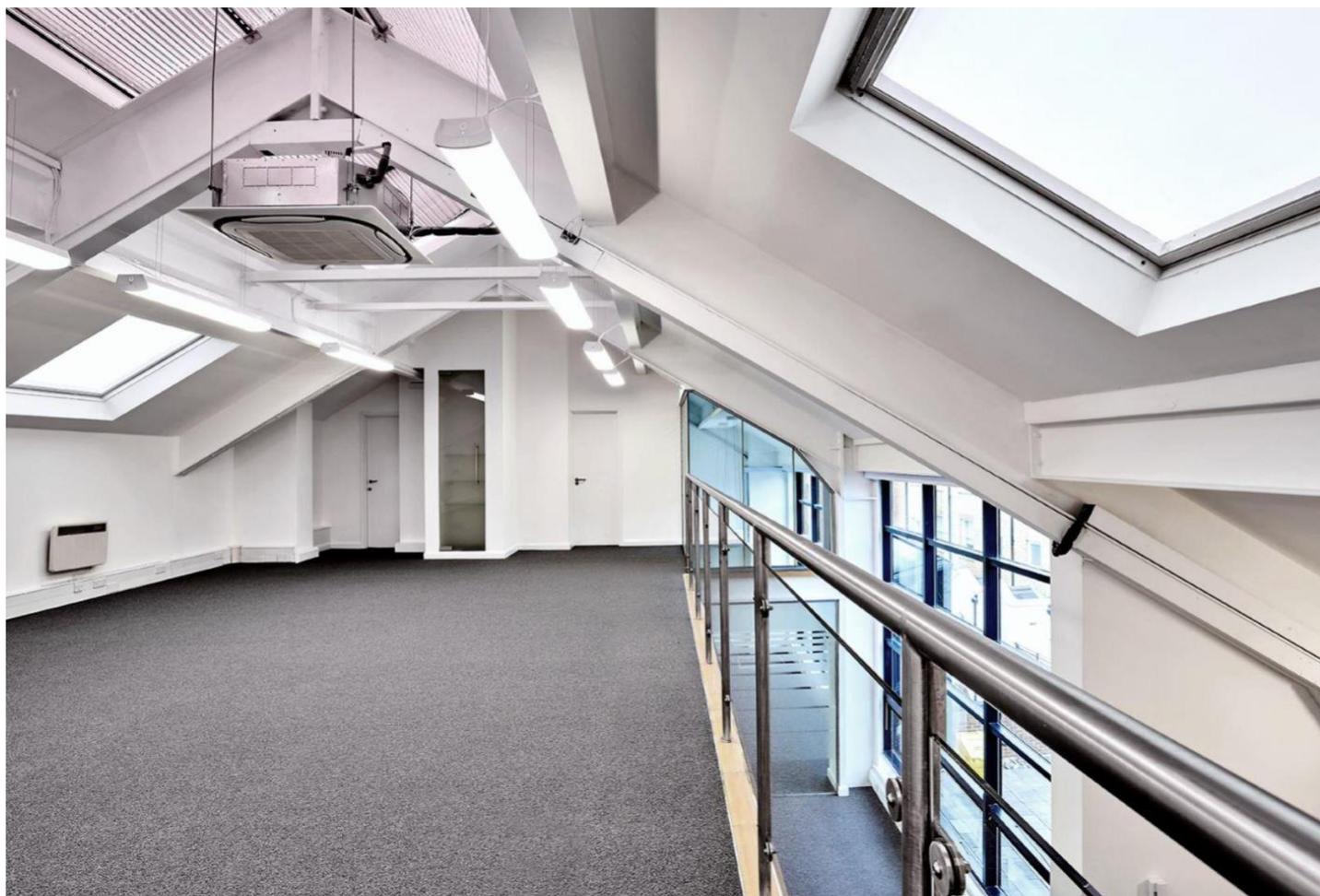


Verney House, 1 Hollywood Road,  
Fulham, SW10 9HT

**LEWIS  
&CO**



## DESCRIPTION

Verney House is a newly refurbished office located on Hollywood Road. Unit 3 is arranged as open plan offices over part of the second & third floors with views over Fulham Road and the first-floor piazza.

Unit 3 offers secure basement parking for up to 8 Cars (subject to a charge of £2000 pa per space), LED Lighting, perimeter trunking, comfort cooling, Kitchenette & an outside courtyard.

## ACCOMMODATION

UNIT 3            2,282 SQ FT

## LOCATION

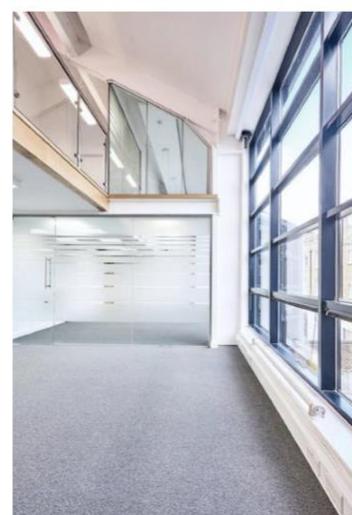
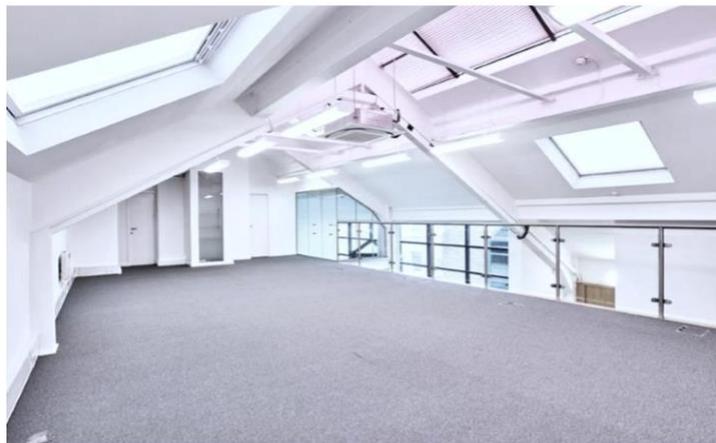
Fulham Road is an affluent and internationally recognised urban centre in the London Borough of Chelsea and Westminster, located approximately 3.7 miles south west of Central London.

Fulham Broadway is also a major strategic hub for public transport in London, with extensive mainline and bus services.

Verney House is located opposite the Chelsea and Westminster Hospital and surrounded by a wide choice of cafés, shops, supermarkets, bars and restaurants.

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#### LEASE

A new FRI lease for a term to be agreed.

#### TIMING

Immediate upon completion of legal formalities.

#### RENT

£39.50 per sq ft.

#### BUSINESS RATES

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

#### EPC

Available on request.

#### SERVICE CHARGE

£4.18 per sq ft.

#### INSURANCE

On application.

#### VIEWING

Viewing strictly by prior appointment with joint sole agents:

#### Lewis&Co

Alex Lewis MRICS

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+44 (0) 20 3940 5575

+44 (0) 7815 788 825

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