

**LEWIS  
& CO**



**15 HARWOOD ROAD**

FULHAM, SW6 4QP

**OFFICE SPACE TO LET**

**257-1,583 SQ FT**



# 15 HARWOOD ROAD

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## DESCRIPTION

The property comprises 3 self-contained office suites located on the ground, second and third floors.

The second floor suite has recently been refurbished with the other two suites due to be refurbished. Each suite benefits from WCs and the third floor from a private roof terrace.

## LOCATION

The subject property is located in the heart of SW London, close to both Chelsea and Fulham. The premises are situated within walking distance from Fulham Broadway (District Line) and there are a number of bus services nearby.

The area benefits from numerous bars, restaurants, shops, hotels and sports clubs along with the Thames river path.

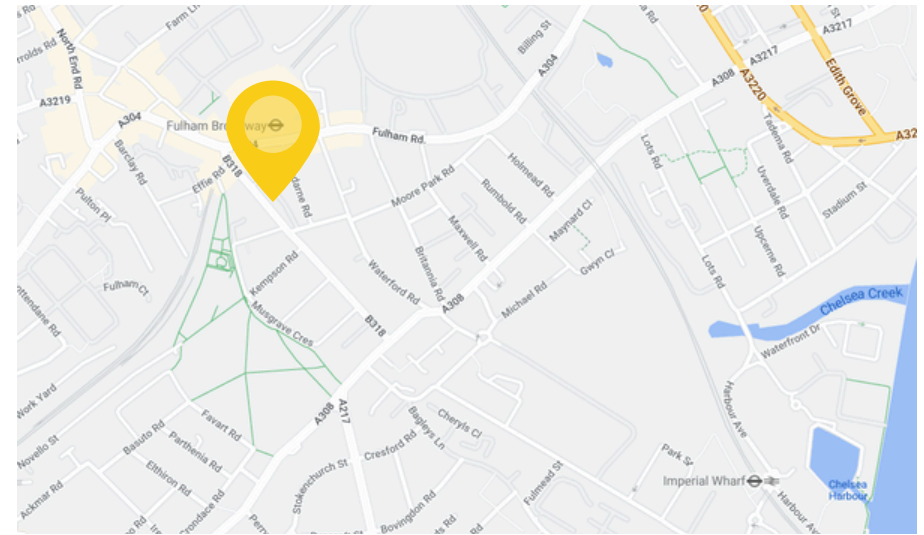


## SPECIFICATION

- Private roof terrace on third floor
- Newly refurbished second floor suite
- Open plan layout
- Excellent location

## FLOOR AREAS

Suite	sq ft	sq m
Ground	257	24
Second	825	77
Third	501	47
<b>Total</b>	<b>1,583</b>	<b>148</b>



## TERMS

A new FRI lease is available.

## RENT

Ground: £10,408 per annum.  
Second: £33,412 per annum.  
Third: £20,290 per annum.

## RATES

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

## SERVICE CHARGE

Inclusive within the rent.

## EPC

Available upon application.

## VIEWING

Strictly by appointment through the sole agents.

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