



**Office
TO LET
84D Lillie Road
Fulham London
SW6 1TN**

721 sq ft

LOCATION

Located in a prominent position to the North side of Lillie Road close to the Junction with North End Road and with Earls Court exhibition centre to the West. The shop benefits from good communications both by road and tube being located 500m from West Brompton (District Line) tube station and mainline station. The new Earls Court redevelopment is a few minutes walk away opposite the Tube Station.

DESCRIPTION

The property comprises an A3 restaurant unit currently being refurbished with oak floors, recessed lighting and plaster and painted walls. It can be finished to your specification if terms are agreed before completion. The office will be available ready for the new tenant in September 2000.

It extends to the following approximate floor areas:

Ground Floor	353 sq ft
Basement	<u>368 sq ft</u>
	721 sq ft

LEASE: A new flexible FRI year lease is available.

RENT: **£20,000 pa.**

RATES: Rateable Value - £TBC

VIEWING: Richard Vause or Thomas Cribb
Vause Cribb & Co Chartered Surveyors
020 7731 8001

Richard Vause
07958 340 865
rick@vausecribb.co.uk

Thomas Cribb
07886 275 360
tom@vausecribb.co.uk

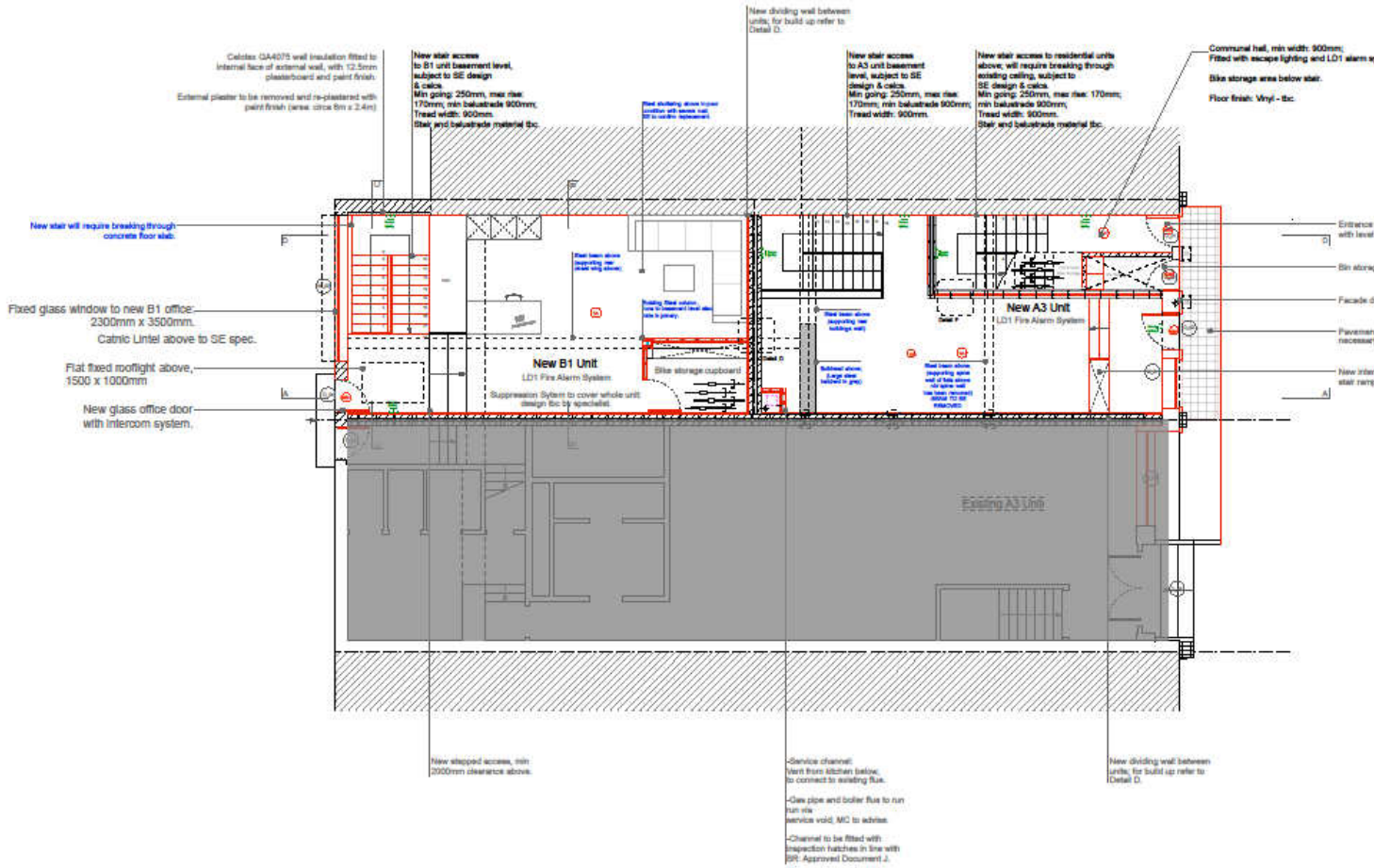


Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particulars, or elsewhere.



Chartered Surveyors :: Commercial Property Agents :: Investment Consultants
Fulham Park House 1a Chesilton Road London SW6 5AA
Telephone 020 7731 8001 - www.vausecribb.co.uk





PROPOSED GROUND FLOOR PLAN

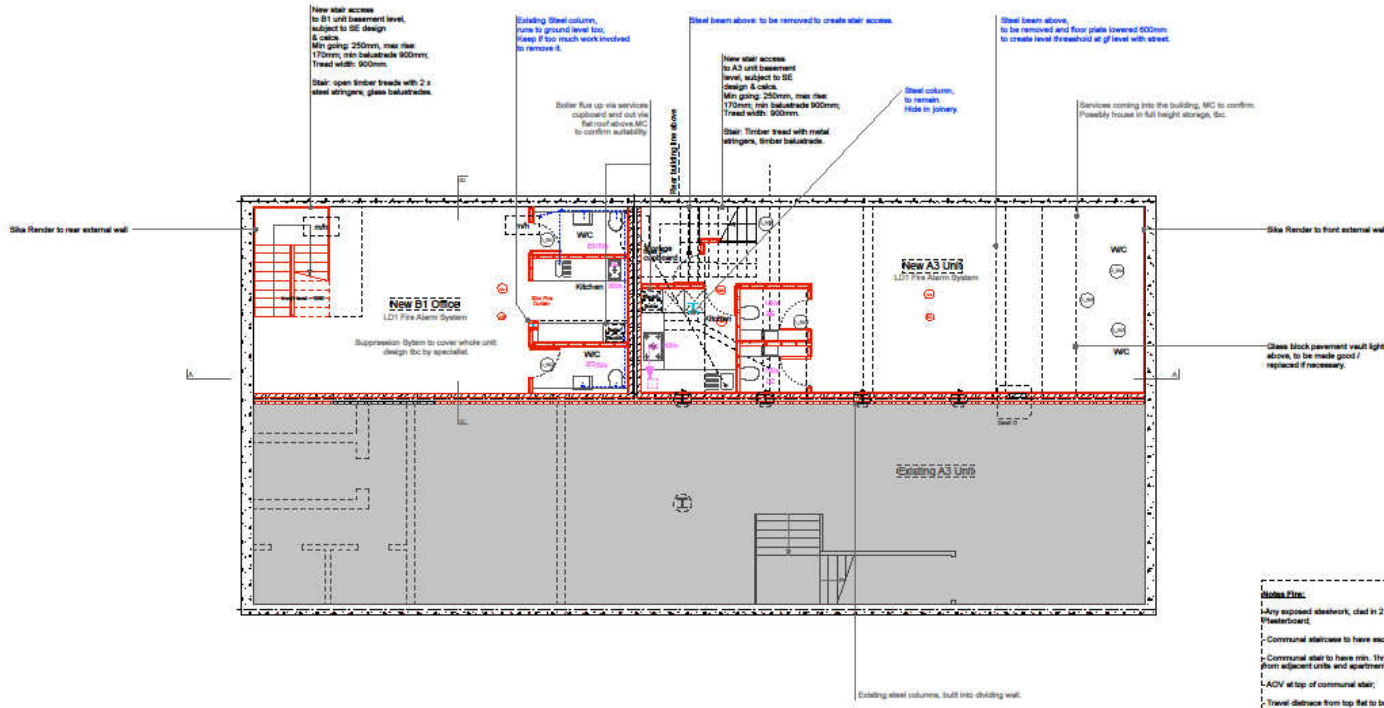
NOTE: Facade design is only preliminary and subject to a design review with the Local Authority;

rev	note	date	by	key
client	Max. Sill			existing
project	84d Little Road	project no.	1917	proposed
title	Proposed of Plan	drawing no.	U-2000	party wall line
scale	date	status	drawn	checked
1:100	June 19	Planning	TM	AC

MCLAREN ARCHITECTURE



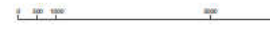
Please note:
Do not scale from this drawing. All dimensions are to be checked on site. Any discrepancies reported to the Project Manager.



- Notes Fire:**
- Any exposed steelwork, clad in 2.0 plasterboard.
 - Communal staircases to have escape routes.
 - Communal stair to have min. 1m from adjacent units and apartment.
 - ADV at top of communal stair.
 - Tread distance from top flat to bottom: 15.4m.
- Notes Drainage:**
- All drainage gravity fed into existing drainage.

PROPOSED BASEMENT PLAN

rev	note	date	by	key
client	Max SB			existing
project	844 Little Road	project no.	1917	proposed
title	Proposed Basement Plan	drawing no.	LI-2003	party wall line
scale		drawn	checked	range
0:120BA3	June 19	Tech	AC	



Building control key

RW routes above	extract ventilation route above	proposed SWP	ventilation extract	smoke alarm
RW routes below	extract ventilation route below	proposed gully	existing SWP	have detected
structure above	drainage routes above	drainage nodding point	existing SWP	30 minute
structure below	drainage routes below	proposed RWP	fire resistance	