



OFFICE TO LET

Unit 5, Ackmar Road, Parsons Green, SW6

Unit 5 – 473 sq ft

LOCATION: Well located in a prime area of Parsons Green, just a few minutes' walk from the Tube station, & amenities of both New Kings Road and Fulham Road. Nearby occupiers include Waitrose, Le Pain Quotidien, Starbucks and a range of local shops, restaurants and bars.

ACCOMMODATION: Ground floor office unit available to let from mid-August with excellent natural light. Each floor shares a tea making point with a fridge and storage. The ground floor has 3 WC's including one being suitable for disabled use, there is also use of a shower on the first floor. Bike racks been provided at the front and in the private courtyard at the rear of the building.



TERM: The units are available on an annual licence:

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USER: B1 Office

DEPOSIT: A minimum of three months total charges by way of deposit would be required



- REFERENCES:** All lettings are subject to receipt of satisfactory account and trade references
- OUTGOINGS:** Each Licensee is responsible for paying their own electricity bills and any other utilities
- BUSINESS RATES** Each occupier is responsible for paying the Business Rates on the property
- INTERNET:** Each Licensee is responsible for installing their own internet and telecoms
- LEASE:** Flexible Annual Licences
- RENT:** **£1500 pcm.**
- AVAILABLE:** Immediately on completion of legal formalities
- VIEWING:** Richard Vause or Thomas Cribb
Vause Cribb & Co
Fulham Park House
1a Chesilton Road
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London SW6 4AA
020 7731 8001

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