



**MAJESTIC HOUSE
421 NEW KING'S ROAD
OFFICE WITH
ROOF TERRACE
TO LET
4909 sq ft**

SITUATION: Located at the Western end of New King's Road, the unit is well positioned to take advantage of the thriving local environment, with various local restaurants, bars, and independent retailers adding to the vibrant feel of the area, not to mention the benefits of being part of the Fulham Green Campus.

Majestic House benefits from excellent communications, being within a two minute walk from Putney Bridge Station (District Line). The property also has excellent access to the main arterial routes of the A3 and A4. Numerous bus routes also provide excellent local connections. Bishop's Park and the River Thames are a few minutes' walk to the West providing a wonderful opportunity for open air meetings and staff break out areas.

DESCRIPTION: The property comprises a newly refurbished first and second floor offices with open plan arrangement and a superb roof terrace with views across London and the Thames. Being part of the Fulham Green Estate, occupiers also benefit from the following:

- Air conditioning
- Newly landscaped communal gardens
- Available on a leased, managed or serviced basis
- Car parking
- Membership to gym facilities
- Secure bike storage

FLOOR AREAS:

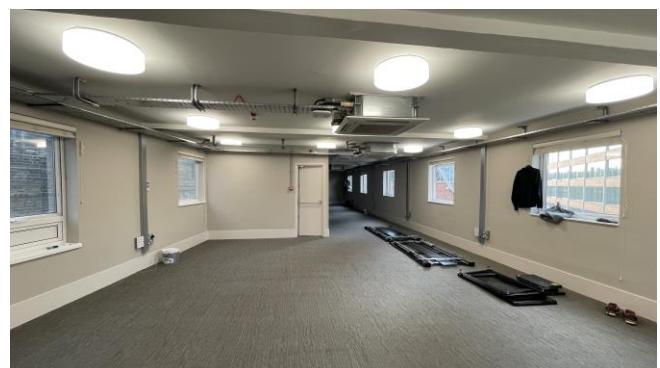
3rd Floor	603 sq ft & Extensive Roof Terrace
2nd Floor	1,374 sq ft
1st Floor	1,541 sq ft
Total:	3,518 sq ft

LEASES: Available by way of a new FRI Lease for a Term to be agreed or on more flexible terms on all inclusive rates. Contact us to discuss your requirements.

FLOORPLANS: Available on request

EPC: TBC

BUSINESS RATES: Current Removed from ratings list. Interested parties should make their own enquiries



VIEWING:

Video tour for the property can be found here:

<https://my.matterport.com/show/?m=4nGZoTQE6TD>

Otherwise, strictly by appointment through Vause Cribb & Co Chartered Surveyors

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

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

Or with their Joint Agents, Lewis & Co, Savoy Stewart, & BNP Paribas

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