



Fulham Green

FLEXIBLE WORK SPACES

TAKE A *look*
AROUND

212
NEW
KINGS
ROAD

Newly-refurbished office suites
from 819 to 3,612 sq ft

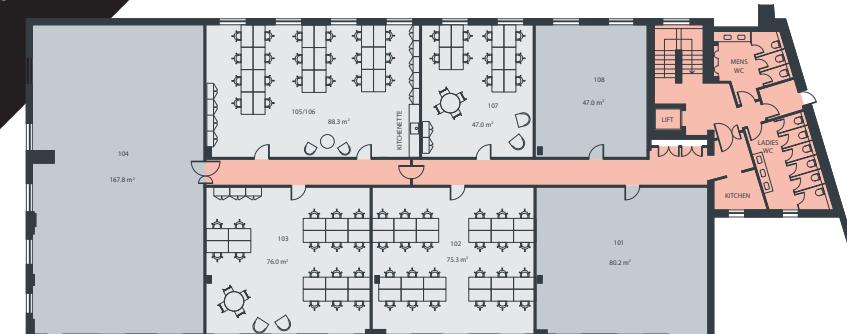


fulhamgreen.com

SMART FLEXIBLE SPACE

All uses in Class E will be considered

212 New Kings Road is a newly refurbished building with a modern urban feel which sits within the Fulham Green office campus. The offices have great natural light and panoramic views over London on all sides.

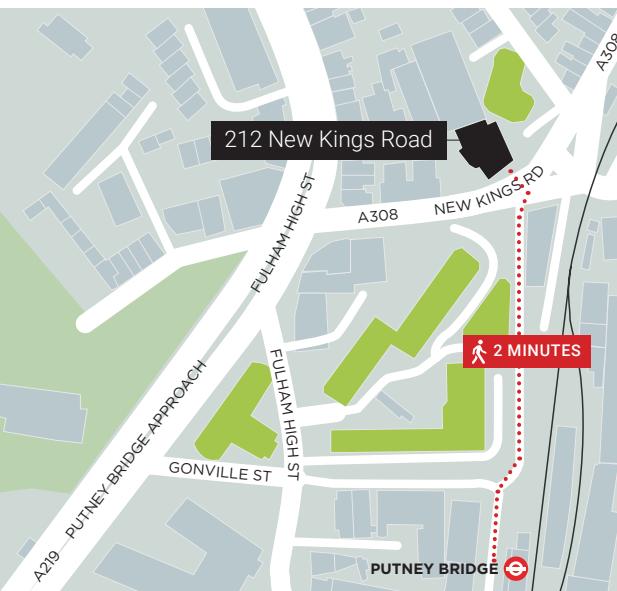


Typical floor plan
Indicative purposes only

LOCATION

Fulham Green is exceptionally well-connected, adjacent to Putney Bridge tube station and sitting on the intersection of several main travel routes.

The building is 80m north of Putney Bridge and is located where the New Kings Road and Fulham Palace Road converge, allowing easy access for staff and clients by either public transport or by road.



TERMS

The space is available on the following basis:



TRADITIONAL LEASE

Floors handed over in Grade-A specification



FULLY MANAGED SPACE

All-inclusive rent on flexible lease terms handed over in Grade-A specification



PLUG AND PLAY

Fully fitted space, all-inclusive rent on flexible lease terms

SPECIFICATION

- Air conditioning
- Passenger lift
- Staffed reception
- Newly landscaped communal gardens
- Raised floors throughout
- EPC rating B
- Available on a leased, managed or serviced basis
- Car parking
- Membership to gym facilities
- Secure bike storage

AVAILABILITY

Suites up to

| Floor | sq m | sq ft |
|--------------|------------|--------------|
| 103 | 76 | 819 |
| 104 | 168 | 1,807 |
| 105/6 | 91 | 986 |
| Total | 335 | 3,612 |



VIEWING

Strictly by appointment through the joint sole agents.



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