



**D1 SURGERY
/Offices
TO LET
204 Fulham Road
Chelsea
LONDON SW10 9PJ
1200 SQ FT**



- LOCATION:** Located in a highly visible position on this prime section of Fulham Road near the junction with Redcliffe Road in Chelsea. Nearby occupiers include Chelsea & Westminster Hospital Savills Pizza Express and Marks & Spencer.
- ACCOMMODATION:** The premises comprise a reception and 6 consulting rooms on the 1st-3rd floors of this attractive building. Each room is fitted out to a high standard with air-conditioning and a wash hand basin. The unit extends to the following approximate floor areas.
- 1st - 3rd Floor 1200 sq ft
2 No Wc's & Shower
Kitchenette
- LEASE:** **New 12 year FRI lease with 4 yearly rent reviews to the higher of open market or RPI .**
- RENT:** £55,000 pa ex.
- RATES:** Rateable Value £30250 Payable £tbc 2025/26
- VIEWING:** Richard Vause -M 07958 340 865

Vause Cribb & Co Chartered Surveyors
Fulham Park House
1a Chesilton Road
London SW6 5AA
rick@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.

DRAFT

Fulham Road, SW10

Approx. Net Internal Area >
104.85 sq m / 1129 sq ft

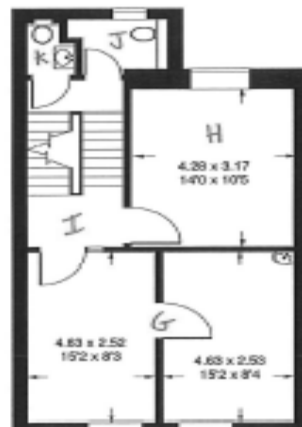
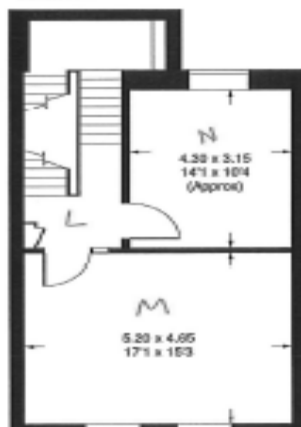
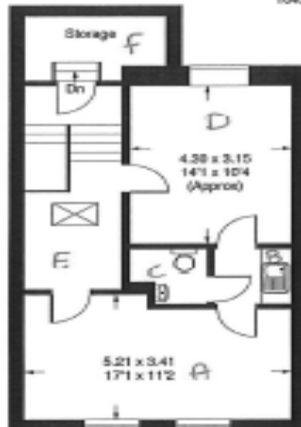


Illustration for Identification Purposes Only. Not to Scale.

