

522 — 524

FULHAM
ROAD

LONDON, SW6 5NR

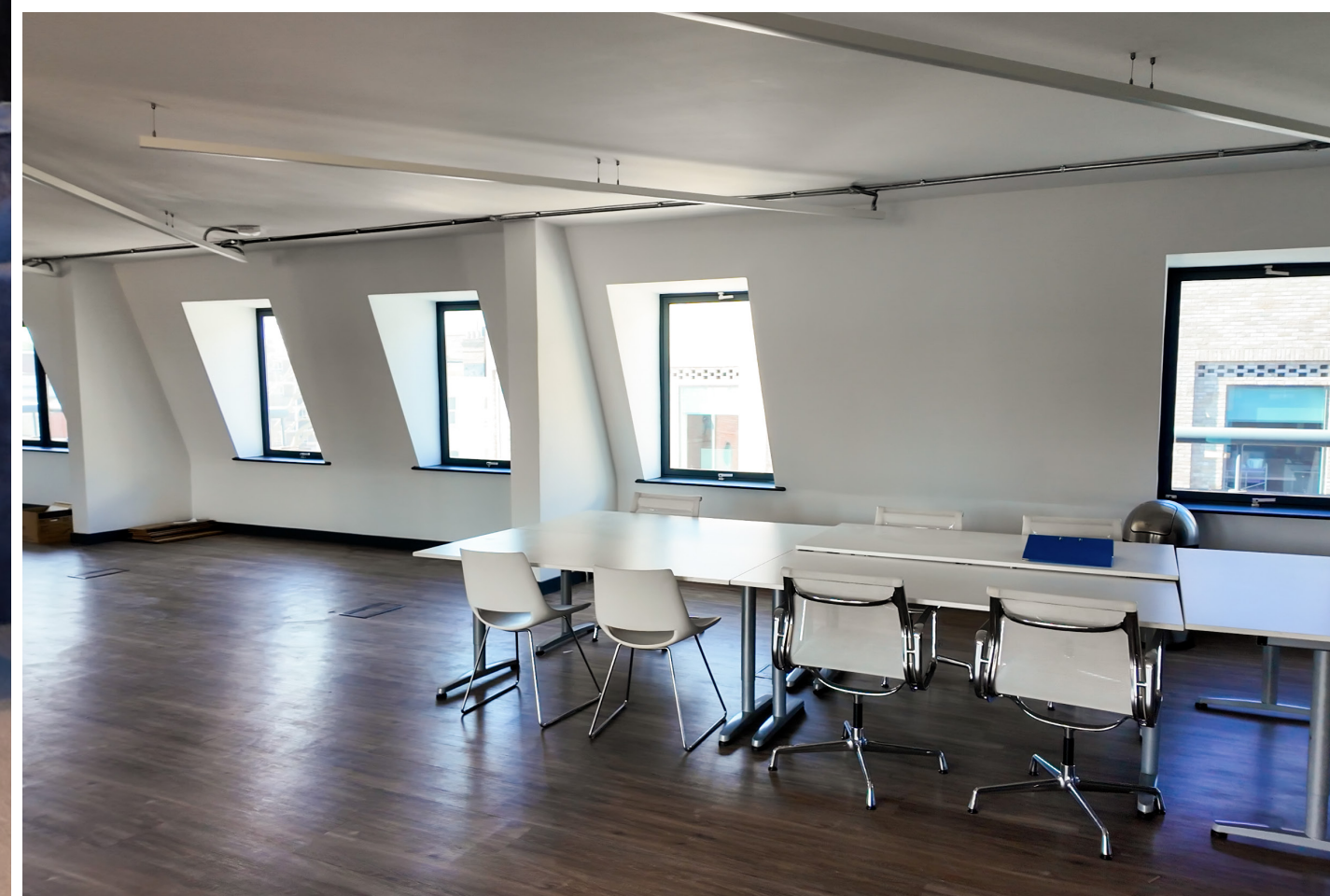
INCOME-PRODUCING OFFICE BUILDING WITH POTENTIAL FOR RESIDENTIAL REDEVELOPMENT IN FULHAM BROADWAY

Two interconnecting purpose-built office buildings extending to approx. 618.5sqm (6,655 sqft)

- The property is in excellent condition, and has been fitted out to a high standard
- The property benefits from a new 8 passenger lift, full access raised floors, new LED lighting and 4 on site car parking spaces
- The current income is approx. £201,0000 with an ERV of approx. £270,000 (both leases expiring in 2026)
- The area surrounding the property offers a variety of amenities, including shopping centres, dining options, recreational parks, and convenient transport links
- It is our understanding that the site sits outside of the London Borough of Hammersmith & Fulham Article 4 direction, however we encourage interested parties to carry out their own due diligence
- There is also an opportunity to add a single-storey roof extension, subject to obtaining all necessary consents

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Fulham Broadway is a vibrant area situated in the heart of Fulham, London.

The Fulham Broadway Centre is a key attraction, featuring a Vue Cinema, a David Lloyd fitness club, and a variety of restaurants and retail outlets, including Sainsbury's and Boots.

The area boasts a diverse selection of supermarkets, independent boutiques, cafés, and restaurants along Fulham Road and New King's Road.

Green spaces such as Bishop Park, South Park and Hurlingham Park are in close proximity.

The area also benefits from excellent transport links. The property is only a 6-minute walk from Fulham Broadway Station (District Line), with a 14-minute journey time into Paddington Station.



Existing Buildings

A refurbished and upgraded property providing contemporary, self-contained office accommodation with air-conditioning arranged over multiple floors.

Approx. 6,655 sqft (618.50 sqm). With on-site car parking and roof terraces.

Amenities

- Comfort Cooling
- Metal Full access raised floor
- New 8 person passenger lift
- Kitchenettes
- New WC's
- Solid ceilings with suspended LED lights
- Third floor roof terraces
- Excellent natural light
- 4 on site car parking spaces

Approximate net internal floor areas

Floor	Sqft	Sqm
3rd (+ Terraces)	1,679	156
2nd	1,914	178
1st	1,885	175
Ground	1,177	109
Total	6,655	618.50





Redevelopment Opportunity

Historic Planning

Planning consent was granted in 2015 (REF: 2014/05569/DP56 - Hammersmith & Fulham Council) to convert the existing office building into 8 apartments (2 x one-bedroom, 4 x two-bedroom and 2 x three-bedroom).

The scheme proposed no external changes other than some reorganisation within the rear courtyard to provide cycle and refuse storage.

Planning Opportunity

There is an opportunity to add a single-storey roof extension, subject to obtaining all necessary consents.

Please note that the vendor will require a proposal for an overage to be paid upon planning consent for any additional units achieved through additional massing.

It is our understanding that the building sits outside of the Article 4 Direction, and therefore could be suitable for permitted development rights. We strongly encourage interested parties to carry out their own due diligence to confirm this.

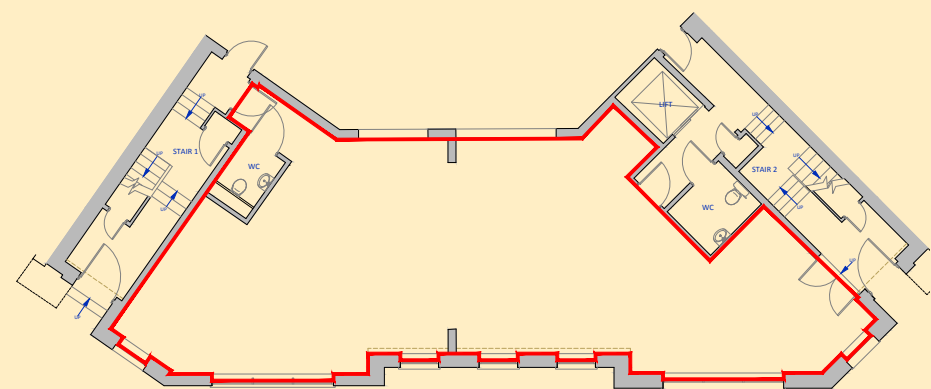


Tenancy Schedule

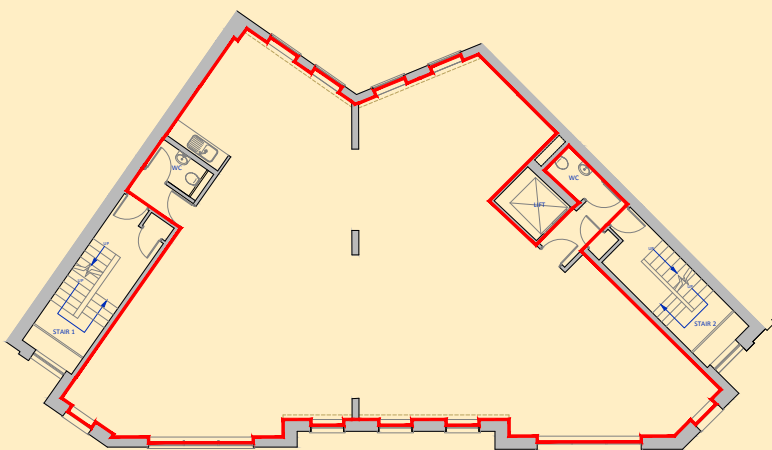
Unit	Tenant	Rent	Area	Rent PSF	Start Date	Expiry or Termination Date	Outside L&T?
Ground Floor and First Floor	Fly Victor Ltd	£122,480.00	3,062	£40.00	1/08/2021	31/07/2026	Outside
2nd floor	Imparta Limited	£74,710.92	1,914	£39.03	31/08/2021	30/08/2026	Outside
3rd floor	Vacant	-	1,679	-	-	-	-
Car Parking Spaces 1 & 2	Fly Victor Ltd	£4,800.00	-	-	1/08/2021	31/07/2026	-
Car Parking Space 3	Imparta Limited	Inc. in lease	-	-	31/08/2021	30/08/2026	Outside
Car Parking Space 4	Vacant	-	-	-	-	-	-
Total		£201,990.92	6,665				

Floor Plans - Existing

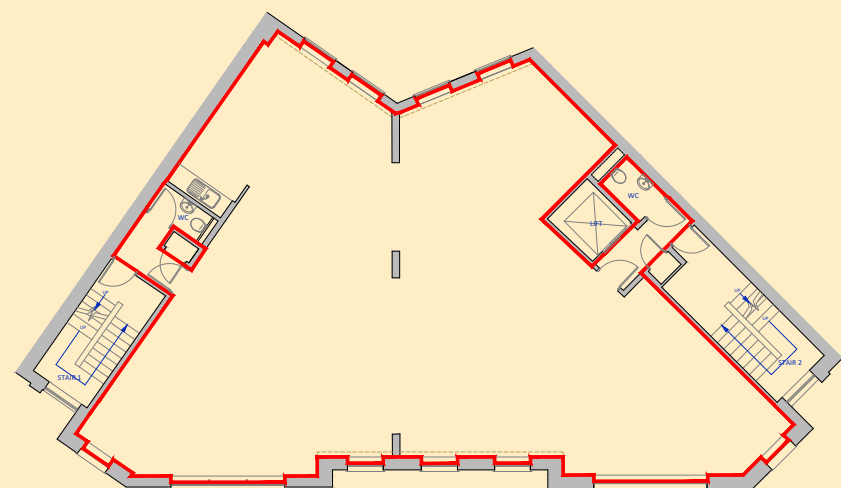
Ground Floor Plan



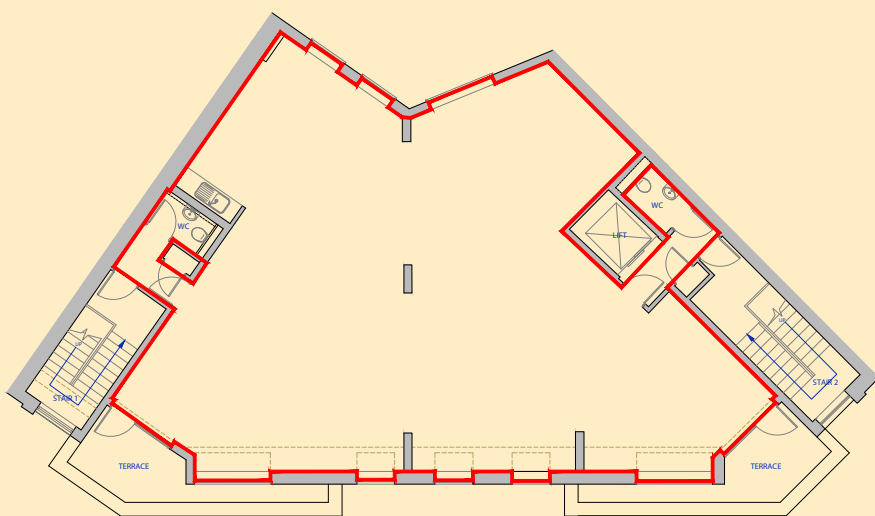
First Floor Plan



Second Floor Plan

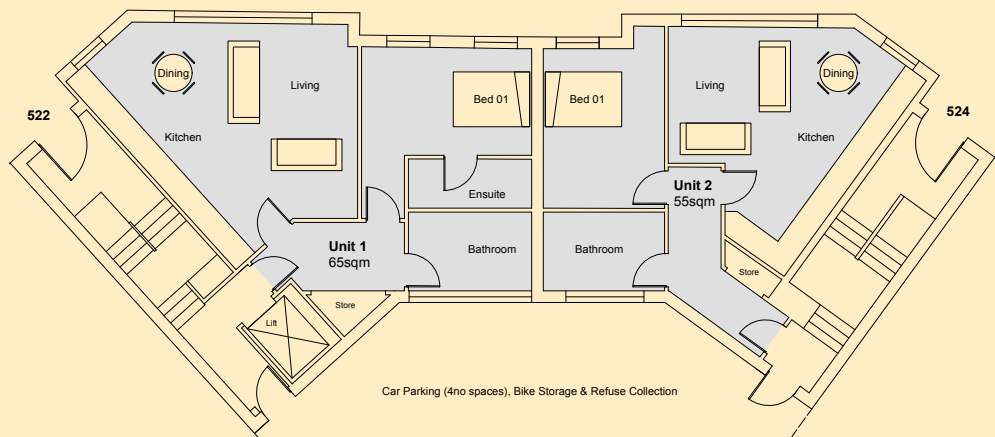


Third Floor Plan

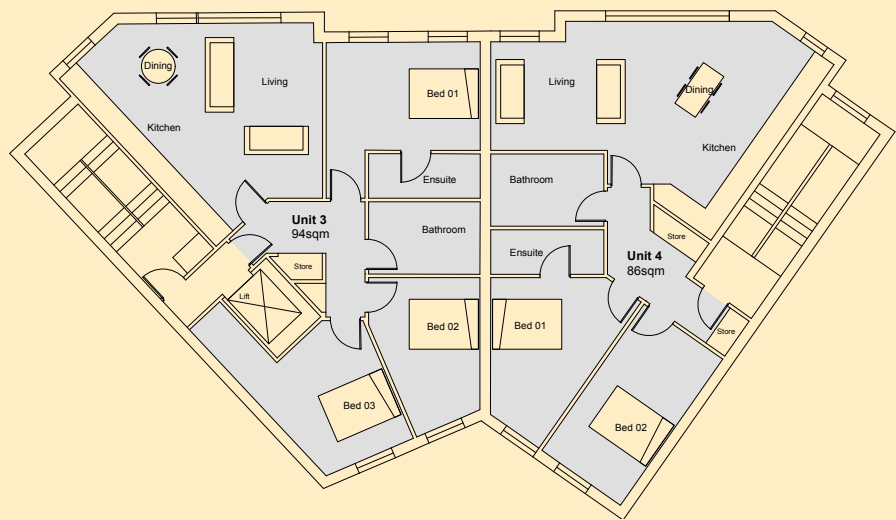


Floor Plans - Lapsed Planning

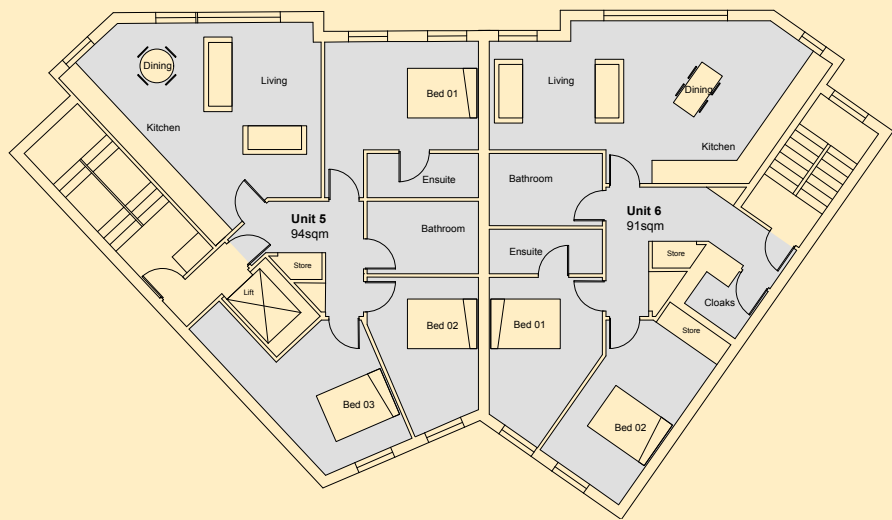
Proposed Ground Floor Plan



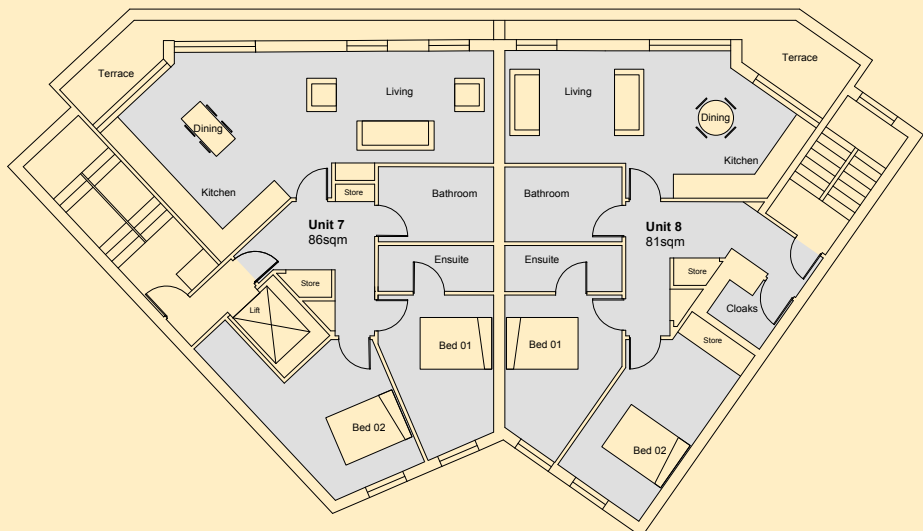
Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Third Floor Plan



The property is offered for sale freehold at a Guide Price of £3,500,000, subject to contract.

EPC

The property's energy rating is B.

VAT

The property is elected for VAT.

Further Information

Further information and associated documents can be found by visiting:
www.glpg.co.uk/522-524-fulham-road/

Overage

The vendor requires a proposal from interested parties for an overage to be paid upon planning consent for additional massing.

For further information or to arrange an inspection, please contact the sole agent, GLPG or a member of our team below:

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GLPG

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Marketing particulars produced by GLPG.