



# 212

New  
King's  
Road  
SW6 4NZ

New high  
specification  
office campus  
part of the  
Fulham Green  
estate

## TO LET

470 – 840 studio office space available



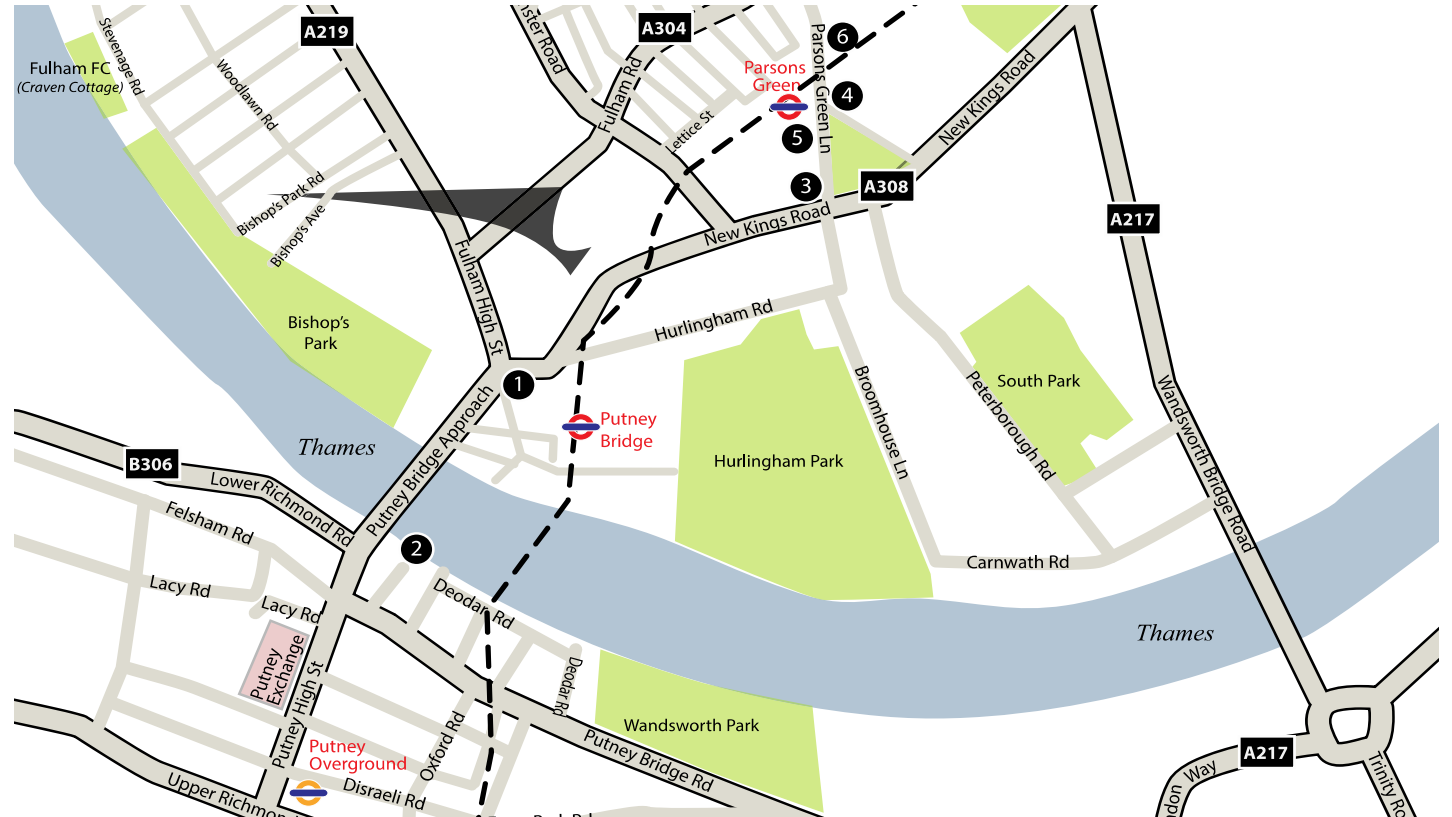


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## LOCATION:

212 New King's Road is located just 100 yards from Putney Bridge Underground station from where the District Line provides a frequent service to the West End, City and Wimbledon. Putney Mainline station – located 7 - 8 minutes' walk away - connects travellers to Waterloo and Clapham Junction. The bus station is also close at hand whilst the West End and City are easily accessible via road



1. The Eight Bells



2. Putney Wharf: The Boat



3. Starbucks & Parsons



4. The White Horse



5. Le Pain Quotidien



6. Cote - Parsons Green

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## DESCRIPTION:

212 New Kings Road is the transformation of the historic former home of H J Mulliner & Co, the Rolls Royce and Bentley coachbuilder, to a modern green campus providing high-specification office suites as part of the Fulham Green Estate.

The building sits within secure landscaped gardens providing ideal outside space for lunch or meetings. The office suites marry the building's historical features such as exposed brickwork with contemporary features including new air conditioning, LG7 compliant lighting and metal warehouse-style windows.

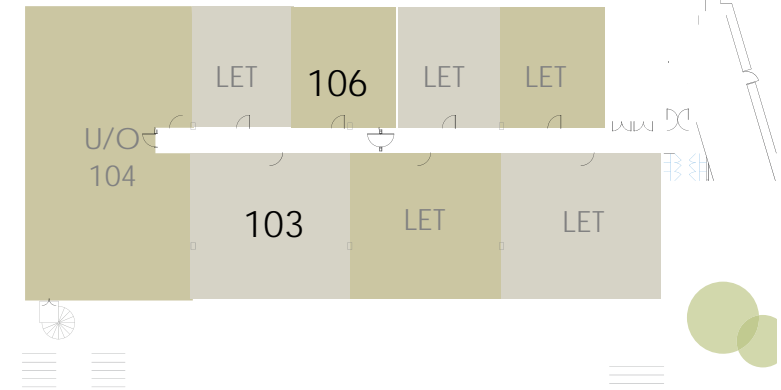
## AMENITIES:

- Large steel framed warehouse style windows
- New air-conditioning
- Landscaped gardens
- Access to fully-serviced meeting rooms & café
- Complimentary membership to Fulham Fit gym, changing room and showers included in service charge
- On-site reception, building manager and security
- New lift
- New WCs
- Cycle parking
- LG7 compliant lighting

| FLOOR                  | SIZES sq ft | RENT per sq ft |
|------------------------|-------------|----------------|
| First floor suites 103 | 840         | £52.50         |
| Frist floor suite 106  | 470         | £52.50         |

**TERMS:** Available on a new lease, flexible terms to be agreed.  
**SERVICE CHARGE:** £7.50 per sq ft  
**RATES:** Rates to be assessed.  
**EPC:** Available on request.

indicative 1<sup>st</sup> floor suites plan:



FOR FURTHER INFORMATION PLEASE CONTACT JOINT SOLE AGENTS

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