

# VERNEY HOUSE 248 FULHAM ROAD SW10

1,479 sq ft / 137.4 sq m

OFFICE  
TO LET

**Description** Self contained 1,479 sq ft office looking onto a private courtyard located with a modern development in the heart of Chelsea.

Air conditioning, demised WC, excellent natural light, newly refurbished.

**Location** Within walking distance of a number of London underground stations including Fulham Broadway (District line), Earls Court (District and Piccadilly lines), Gloucester Road (Circle, District and Piccadilly lines), West Brompton (District and London Overground) and South Kensington (Circle, District and Piccadilly lines).

**Floor Area** 1,479 Sq ft / 137.4 Sq m

**Lease** New lease for term by arrangement

**Rent** £73,950 per annum (50.00 per sq ft)

**Service Charge** £8,800 per annum (£5.95 per sq ft)

**Business Rates** Ratable Value £30,500

Rates Payable £15,220 (£10.29 per sq ft)

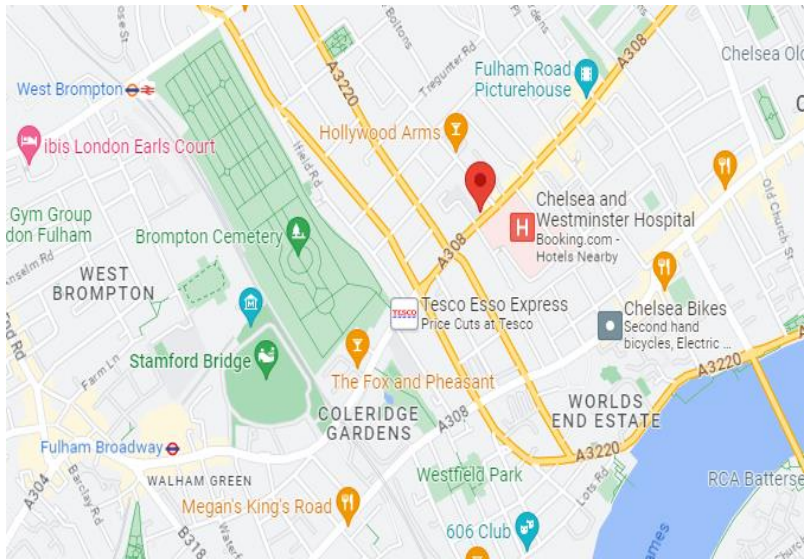
**EPC** Category B. An Energy Performance Certificate is available upon request

**Viewing** For inspections please contact:

David Hodges – 07767 840857  
[david@ovingtonproperty.com](mailto:david@ovingtonproperty.com)

Oliver Dodd – 07789 278915  
[oliver@ovingtonproperty.com](mailto:oliver@ovingtonproperty.com)





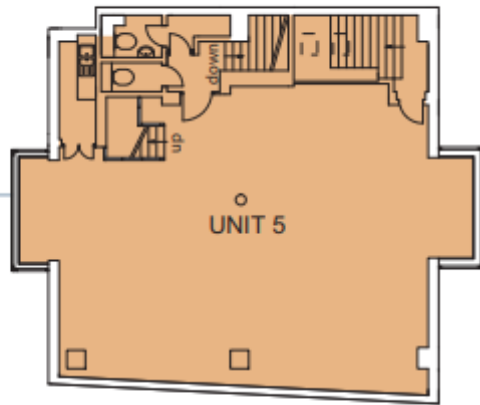
Oliver Dodd  
07789278915  
[oliver@ovingtonproperty.com](mailto:oliver@ovingtonproperty.com)

David Hodges  
07767840857  
[david@ovingtonproperty.com](mailto:david@ovingtonproperty.com)

020 7589 5221  
[info@ovingtonproperty.com](mailto:info@ovingtonproperty.com)  
[ovingtonproperty.com](http://ovingtonproperty.com)

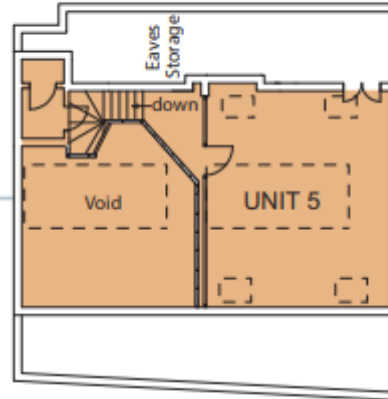
50 Beauchamp Place  
Knightsbridge  
London SW3 1NY

These particulars are for general guidance only. Sizes dimensions descriptions and costs shown are approximate. Floorplan for guidance only, not to scale or valuation purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate.



**SECOND FLOOR**

HOLLYWOOD ROAD



**THIRD FLOOR**

HOLLYWOOD ROAD