MERIDIAN CP
PARTNERS

Office For Sale

Offers in the region of
£300,000
873 sq ft

Suite 2, 2 Station Court, London, SW6 2PY

FOR SALE: Superbly appointed, fully refurbished First Floor offices set within this striking development.

- Striking First Floor Office Suite
- Comprehensively refurbished throughout
- Bathed in natural light with floor to ceiling windows
- Air conditioning and stylish partitioning
- Exceptional on-site security arrangements
- Superb Fulham location



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Summary

- Price: Offers in the region of £300,000
- VAT: Not applicable
- EPC: D (89)
- Terms: 999 months. From 10th February 2009

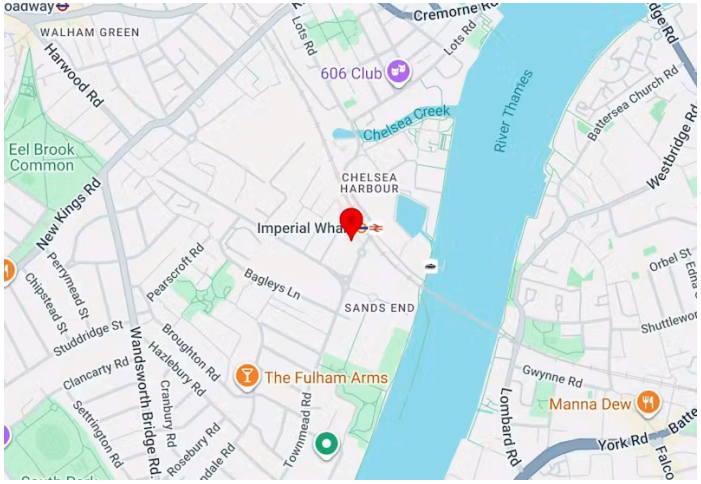
Further information

- View Microsite

Contact & Viewings

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Description

This is a truly fabulous opportunity to secure a striking set of offices within the superbly run and highly-sought-after Imperial Wharf development along Townmead Road. The property is accessed via a genuinely striking double height communal reception space which creates a smart waiting area with lift access to these quite beautiful private office spaces. Upon entering, you are drawn to the fantastic front aspect that this property enjoys across the development with fine, open views and outstanding levels of natural light. The property has recently been comprehensively and intelligently refurbished and now offers a large open-plan space with a high-grade bi-fold partition wall fully installed and air conditioning. The development allows for shared kitchen and wash room facilities as well as the opportunity to secure off street parking by separate arrangement.

Location

Imperial Wharf (Overground) Station is within a few minutes' walk. Fulham Broadway (District Line) via bus (391/424) and Clapham Junction or Earls Court (District & Piccadilly Lines) via bus C3 are readily accessible.

Local facilities include a Sainsburys superstore, Jurys Inn Hotel and restaurants at Imperial Wharf and numerous bars, restaurants and cafes along Wandsworth Bridge Road and in the local area.

Viewings - The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their Joint Sole agents, Meridian Commercial and Jones Norris Adam

VAT- The Property is not elected for VAT.

Rates Payable - To be advised.

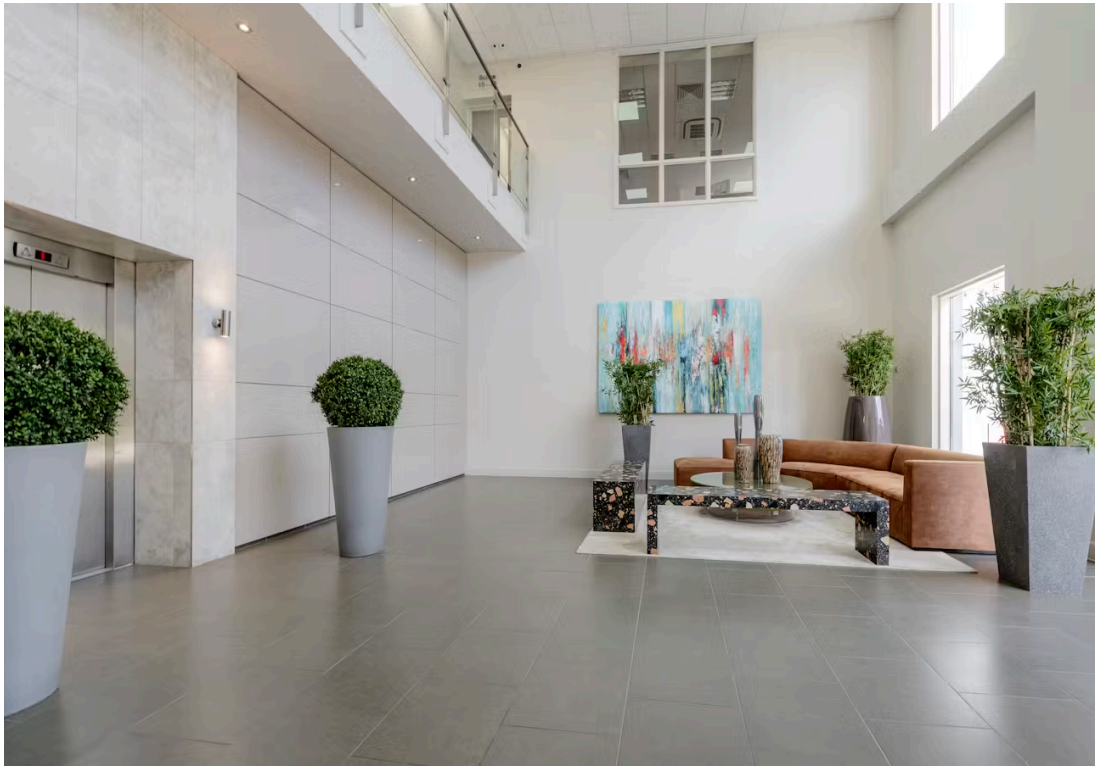
EPC - D (89)

Method of Sale - The Property is For Sale by Private Treaty on the following Guide Price:- £280,000 (Subject to Contract).

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.



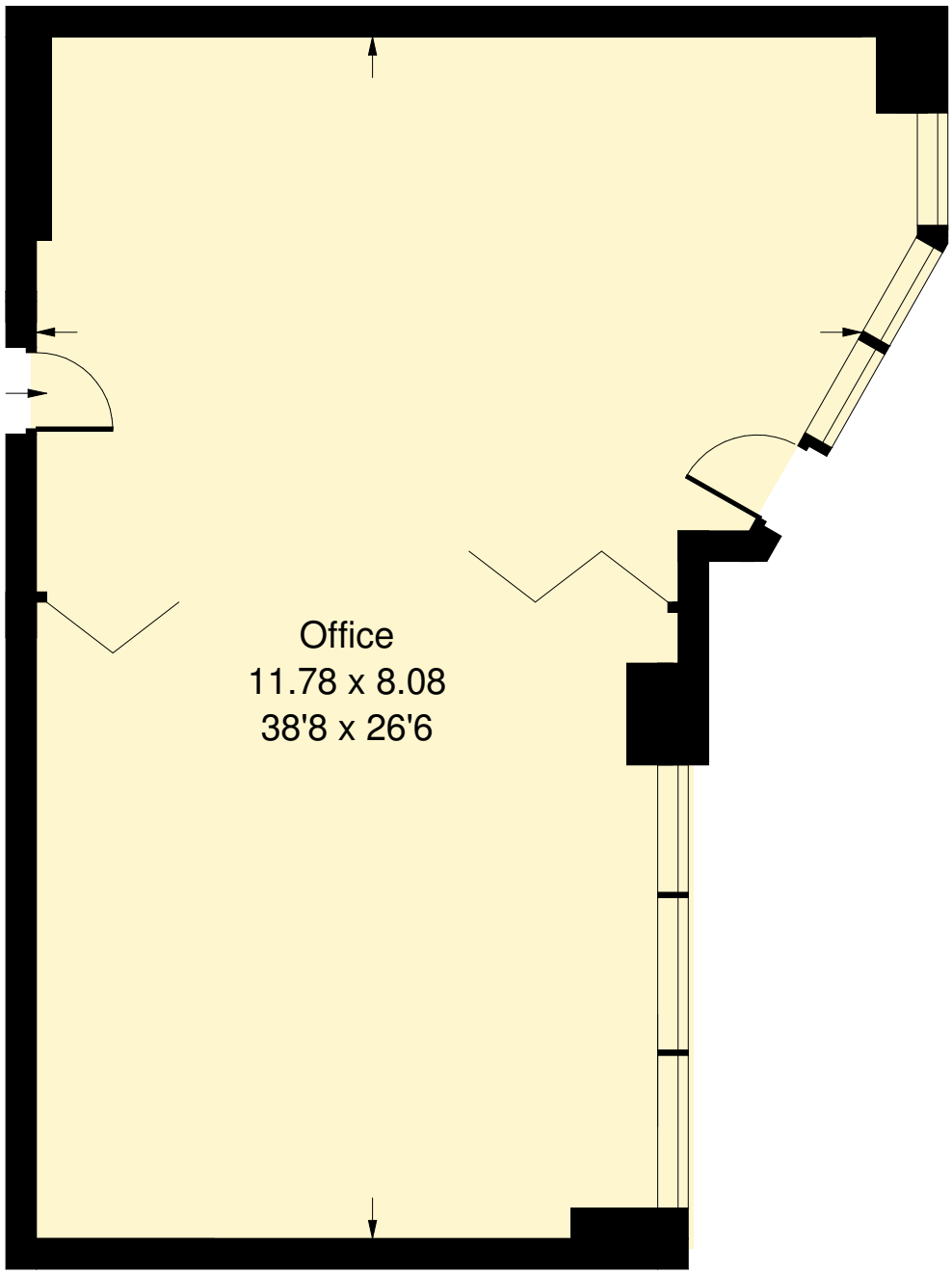





TOSHIBA

Station Court, SW6

Approx. Gross Internal Area
81.1 sq m / 873 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.