

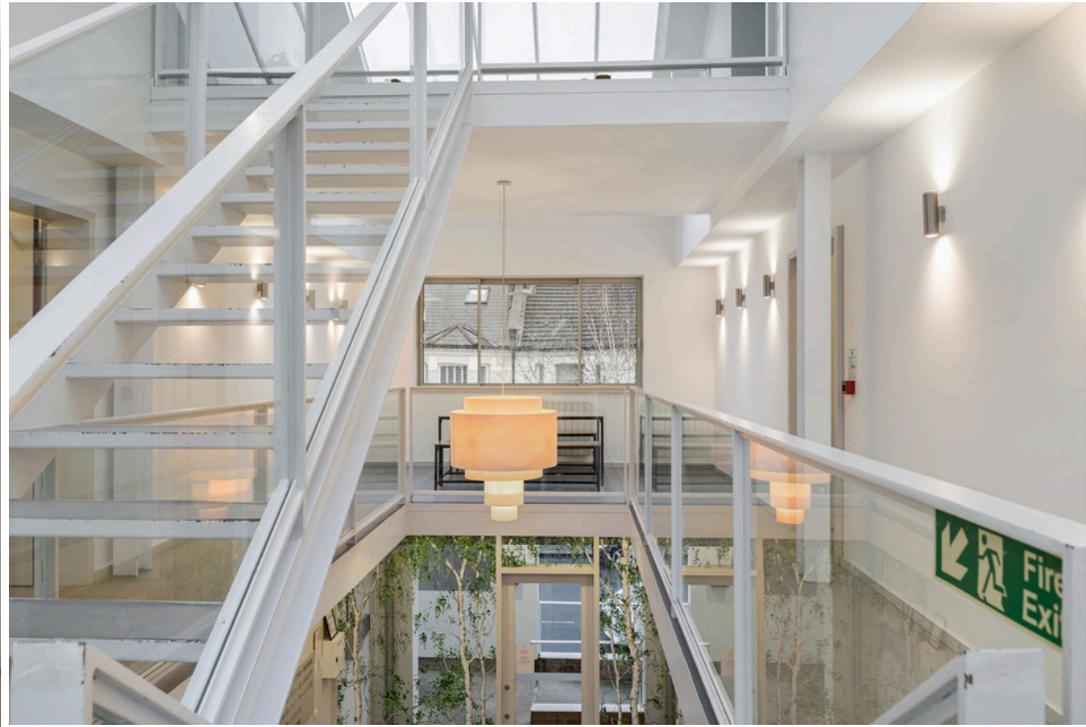


UNIT 12A, 27 ACKMAR ROAD

PARSONS GREEN, SW6 4UR

**OFFICE TO LET**

**571 SQ FT**



# UNIT 12A, 27 ACKMAR ROAD

## PARSONS GREEN, SW6 4UR

# LEWIS & CO

### DESCRIPTION

This second-floor office, located on Ackmar Road in the vibrant Parsons Green area, offers an ideal workspace for a smaller occupier. The studio office is accessed via a striking full-height atrium and provides a small workspace benefitting from a bright and airy atmosphere. The property itself is multi tenanted and offers a range of shared amenities, including a well-equipped kitchen WCs and a beautiful shared garden, providing opportunity for breaks and outdoor meetings during the summer months.

### LOCATION

The office benefits from well-connected public transport links. Parsons Green is the nearest Underground Station (District Line), located a minutes walk away. Fulham Broadway (District Line) is also just a few minutes' walk away, providing fast access to central London. The area also benefits from a variety of bus routes. For those driving the location offers each access to the A4 for links to Heathrow Airport and the M4 Motorway.

### SIZE

Floor	sq ft	sq m
2 <sup>nd</sup>	571	53

### TERMS

A new FRI lease is available.

### RENT

£20,000 per annum exclusive

### SERVICE CHARGE

£5,700 per annum.

### EPC

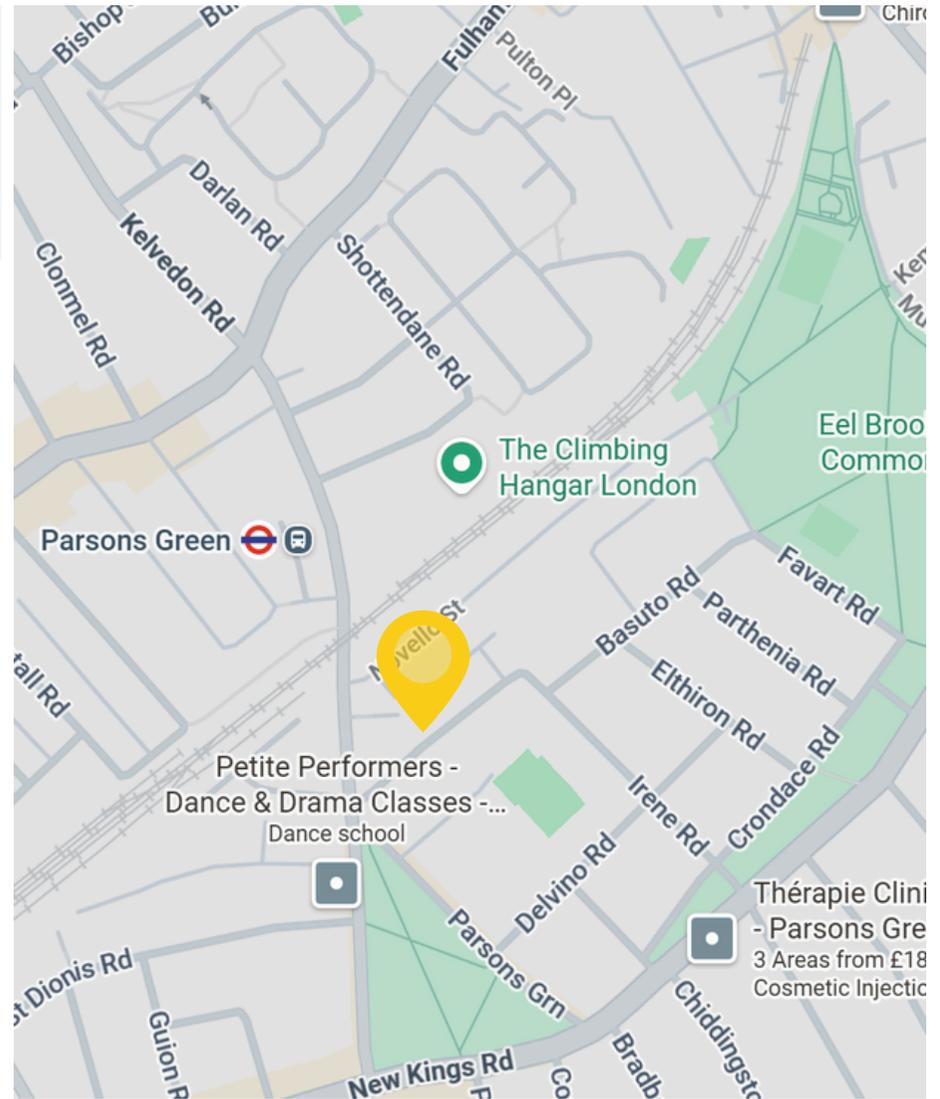
Available upon request.

### VAT

Yes

### RATES

Interested parties are advised to make their own enquires with the local authority.



### VIEWING

Strictly by appointment through the sole agents.

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### ALEX LEWIS

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