CHILDREN’S DAY NURSERY OR
OTHER SUITABLE D1 USE
TO LET

262b Fulham Road
London
SW10 9EL

- approx. 150 sq m (1,610 sq ft) GIA
- additional 43 sq m (463 sq ft) external space
- situated within an established residential area
- close to amenities on Fulham Road
- opposite Chelsea & Westminster Hospital
Location
Situated to the north of Fulham Road, opposite Chelsea and Westminster Hospital, within the Royal Borough of Kensington and Chelsea. This is a sought-after residential area, which is well-served by public transport. The property is on five bus routes (14, 211, 414, C3 and 328) and there are four tube stations less than one mile from the property; South Kensington, Earls Court, Fulham Broadway and Gloucester Road. West Brompton train station is situated 0.7 miles to the north west. There are a range of shops and amenities situated on Fulham Road within close proximity to the property.

Description
A single storey hall, previously used as a childrens’ nursery. The hall is part of and adjoins the Our Lady of Dolours Roman Catholic Church. Access is via a shared corridor with the entrance door situated on Fulham Road.

The Nursery Accommodation
The property extends to 1,610 sq ft on a Gross Internal Area basis (1,423 sq ft Net Internal Area). The accommodation comprises a hall, store cupboards, WCs, a kitchen and an entrance hallway.

There is an additional 463 sq ft of external playspace.

Tenure
The property is being offered on the following terms:
• a new 10 to 15 year FRI lease
• guide rent: £50,000 per annum
• D1 use only
• hours of use: 08:00 to 18:00 Monday to Friday

Viewing and further information
Viewings are strictly by appointment only. Further information can be provided on request. Please contact:

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Energy Performance Certificate
Certificate Reference Number: 05104086-1129-8029-0602

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret the information on the Government’s website www.communities.gov.uk/bop.

Viewing
This statement does not affect any statutory rights you may have nor does it intend to limit Gerald Eve’s liability which cannot be excluded or limited by law. Particulars issued January 2016