



## 132 Wandsworth Bridge Road, London, SW6 2UL

### Location

The premises are located on an established parade on Wandsworth Bridge Road in Fulham, nearby to Imperial Wharf and Parsons Green Stations. The area benefits from an affluent residential catchment and numerous offices in the vicinity. The area provides good footfall throughout the week, particularly in evenings and on weekends. Local operators include Planet Plenty, Brinkley's, Bridge Baker, FENN, Brook House, Fishers Kitchen, Integrated Pilates and numerous other independent and corporate operators.

For a greater understanding of the location please review the following link:  
[Google Street View](#)

### Description

The premises occupy the basement level, with a dedicated entrance on ground floor. The premises are fully fitted to a high standard and provide three separate studios, reception area, WC's and changing rooms.

The approximate gross internal areas are as follows;

Ground Floor	Entrance	
Basement	4,234 sq ft	393 sq m

### Term

The premises are available on a new lease for terms to be agreed.

### Rent

Rental offers in the region of £65,000 will be considered.

### Planning

The premises benefit from E Class Use.

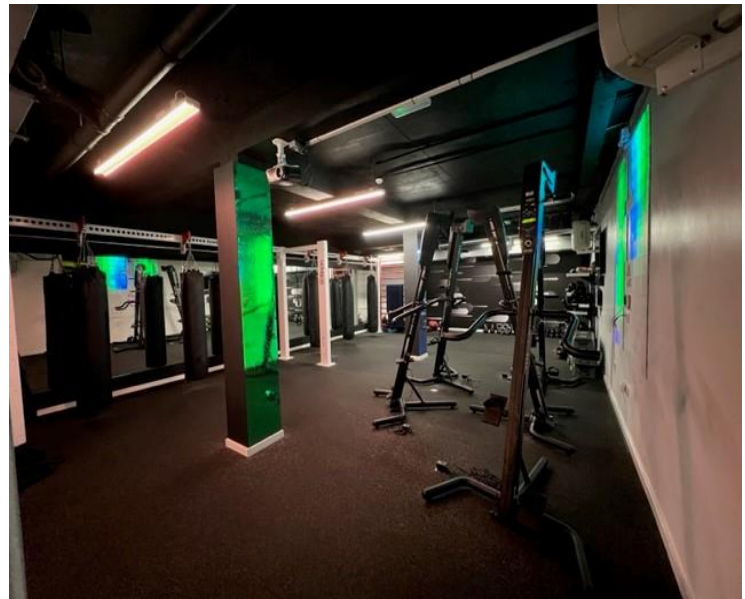
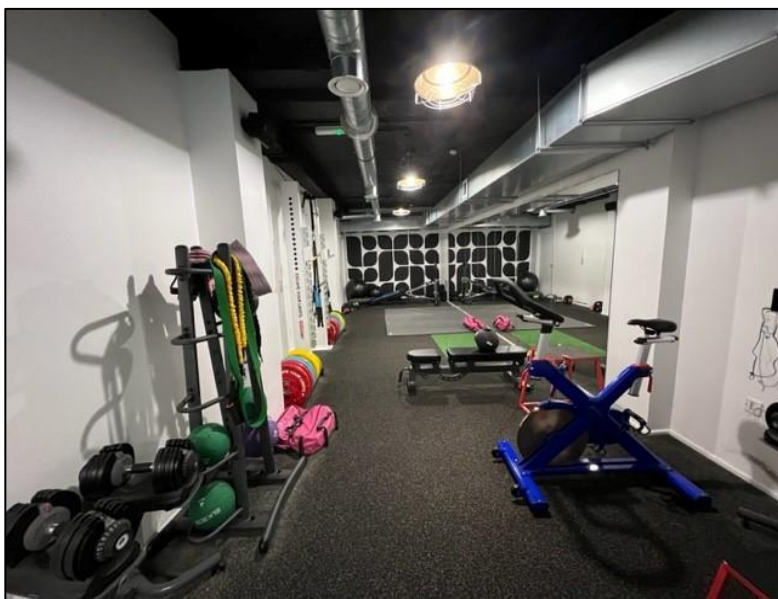
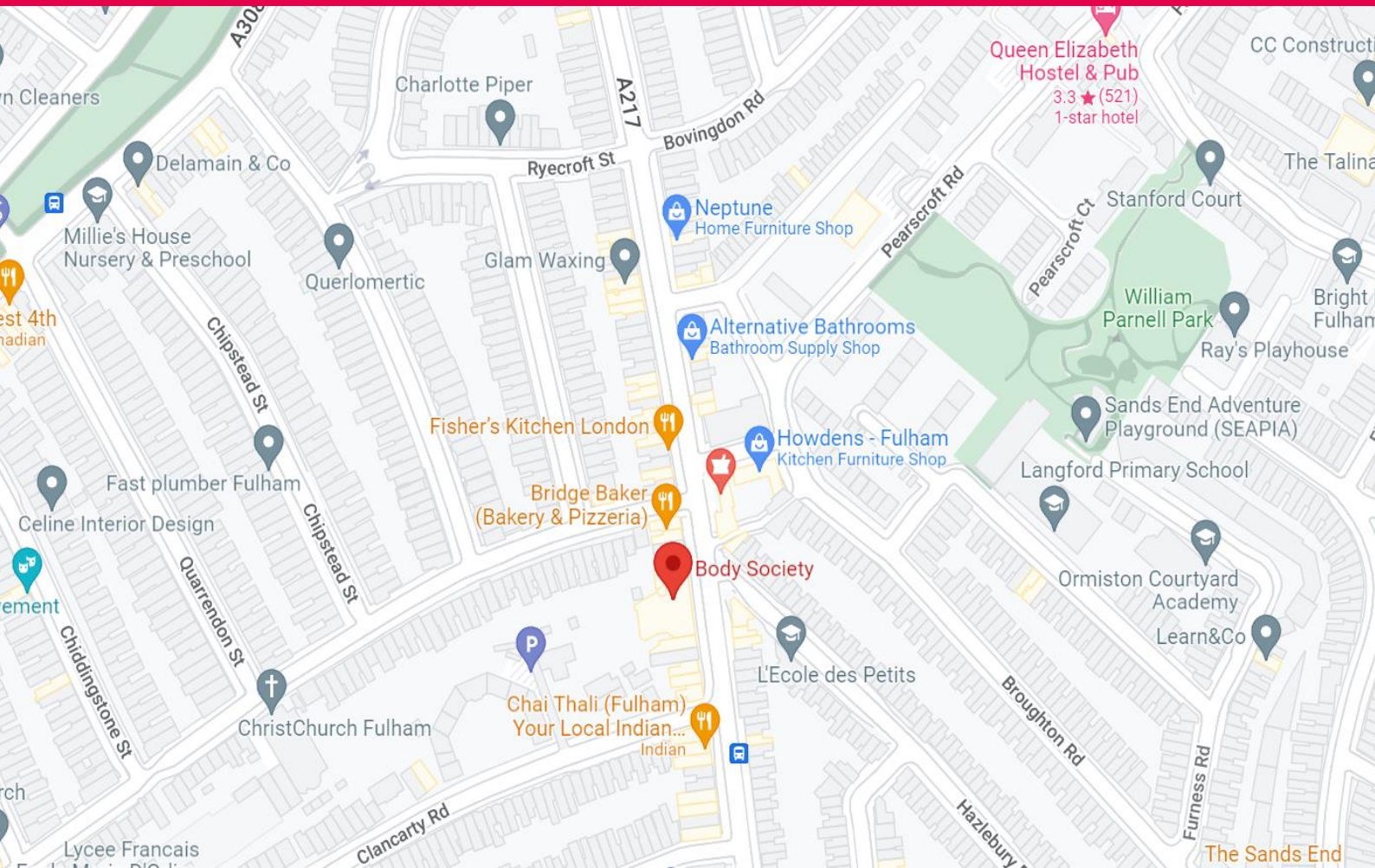
### Further Details

An EPC can be provided upon request. Unless otherwise stated, each party is to bear its own legal costs and possession will be available upon completion of legal formalities. VAT s applicable.

Viewing is strictly by prior appointment with sole agent  
Davis Coffery Lyons: [dcl.co.uk](http://dcl.co.uk)

**Louie Gazdar**  
Associate Director  
0207 299 0745  
[lgazdar@dcl.co.uk](mailto:lgazdar@dcl.co.uk)

**Phoebe Brydon**  
Agent  
0207 299 0726  
[pbrydon@dcl.co.uk](mailto:pbrydon@dcl.co.uk)



Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.