

BEDFORD HOUSE

FULHAM GREEN
2ND FLOOR SOUTH

69-79
FULHAM HIGH STREET
LONDON, SW6 3JW

BEDFORD HOUSE is located in the heart of west London on the north side of the river Thames, set back off Fulham High Street, adjacent to Putney Bridge (District Line) Underground Station and bus terminal. It is one of three buildings forming part of Fulham Green, a two acre campus with its expansive gardens which is well positioned for access to the excellent amenity of the shops, bars and restaurants in Putney and Fulham.



THE SECOND FLOOR (SOUTH)

comprises approximately 3,933 sq. ft. of design-led office space with cutting edge tech including high speed fibre and daylight dimming LED lighting. The accommodation offers a mix of open plan and partitioned offices with kitchen.



AMENITIES

- Ground floor reception
- Building Manager and 24/7 security
- 3x8 person passenger lifts
- On site Café Plum and Bar
- Mineral Fibre tile suspended ceilings
- LG7 compatible lighting with PIR Sensors
- Raised Floors
- Comfort Cooling
- Male, Female & Disabled WCs
- Super-fast Wi-Fi throughout all communal areas
- Secure bicycle parking
- 3 x secure underground car parking
- EPC rating D99

LEASE

An assignment of a full repairing and insuring lease for a term to expire on 1st January 2027 subject to the landlord's 12 month rolling break clause effective from 1st January 2025, alternatively a new lease is available for a term by arrangement from the landlord. The passing rent equates to £45.00 per sq. ft. per annum exclusive.



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