

# We have developed an exclusive website dedicated solely to showcasing this property

- Interactive 3D Models & extra Design Layouts.
- Interactive 360 Views.
- Videos & further info.

To find out more and see all the possibilities please contact 99 Home for the link.



99 Home

Ref. 12275 / 12231



## High Class • Luxury • Chelsea • Riverside Commercial / Office space - Class 'E' <sup>\*1 \*2</sup>

e.g. Business • Financial • Medical • Health • Training • Tutoring • etc. <sup>\*1 \*2</sup>

### Sale <sup>\*2</sup>

- Negotiable Vendor Finance available, negotiable from an incredible **0% Deposit and 0% Interest rate!**
- Rent to buy
- up to **75k refurbishment budget** by negotiation for a limited period

### Rent <sup>\*2</sup>

- License to Occupy – flexible term/period, all/part inclusive (by arrangement)
- Lease – negotiable rent free, stepped/rising, short to long term period. PAX / Percentage / Full service etc. all considered

### Joint Venture <sup>\*2</sup>

- Profit share by arrangement
- Existing businesses and Start-up enquiries welcome. From Tech, Tutoring, Jewellery courses to mixed /single use health care (e.g. GP /Dental /Physio /Cosmetics) – all business fields considered

## Self-contained (~1300sqft GI / up to ~26 Large Desks) <sup>\*1 \*2 \*3</sup>

- Riverside location on the doorstep of Chelsea, London



[Chelsea] [Commercial] [Office] [Site Overview]



[Click here to see more images](#)

## DESCRIPTION

- **Virtual Freehold** with **River views** on the door step of **Chelsea**
- Luxury **self-contained** 1st floor high class Office space or other potential use within the new **E class**.<sup>\*1, \*2</sup>
- Ideal for all types of established **Businesses** or **Start-Ups**
- 'E' classification usage<sup>\*1, \*2</sup> includes office, health/medical services, training, nursery, gym, R&D, light industrial etc.

**Example usage :- Office (~26 Large desks), GP, Health, Dental, Skin Care, Tech., Legal services, etc.**<sup>\*1, \*2</sup>

['E' Class Usage Table \(click to expand\)](#)

## LOCATION

An **award winning**, renowned, attractive, modern, mixed-use **waterfront development** on the banks of the River Thames, adjacent to **Chelsea** Harbour and Imperial Wharf station, complemented by nearby retail establishments and recreational amenities. Offering a perfect opportunity to join a **prosperous commercial hub filled with diverse enterprises**; the scheme comprises 1,818 private homes, a hotel and 37,000 sqm of commercial space, all set alongside a beautiful park amenity.



## LOCAL OCCUPIERS

Examples include – The Waterside Gastro Pub, Harris+Hoole coffee shop, Yamal Alsham Chelsea, Tesco, The Design Centre, One Ldn Gym, Bright Horizons, Tateossian, Bray & Krais Solicitors, Mazepoint, Media Zoo, Hilton Hotel and Chelsea Harbour Club.



Main Entrance



Courtyard View



Riverside Entrance



Riverwalk & Park Amenity

[Click here to see more 360 images](#)

## DESIGN

The property is primely placed within the award winning St George development, with views over the alluring courtyard and towards the river.

Future-proof, fully available floor area with no obstructively placed supporting columns or walls, no dead spaces, no irregular or narrow floor areas caused by intrusive external toilets, lifts, stairwells, fire exits, etc. This suite also does not suffer from train, access/entrance or gym noises.

Current setup :

- Main room – large, mainly rectangular open space with raised access flooring (including power, networking and telephony).
- Meeting room – Glass partitioned, large, tv plug and sky socket (mid wall) , etc.
- Kitchen – sizeable and modern with seating space.
- WC's – well proportioned Male and Female, optional shower unit, (external Disabled toilet close by).
- Cupboards/Storage (removeable by request) – deep, wide, built in floor to ceiling, including IT/telephony data cable hub.

**Managed/inclusive refurbishment or remodel by arrangement.**



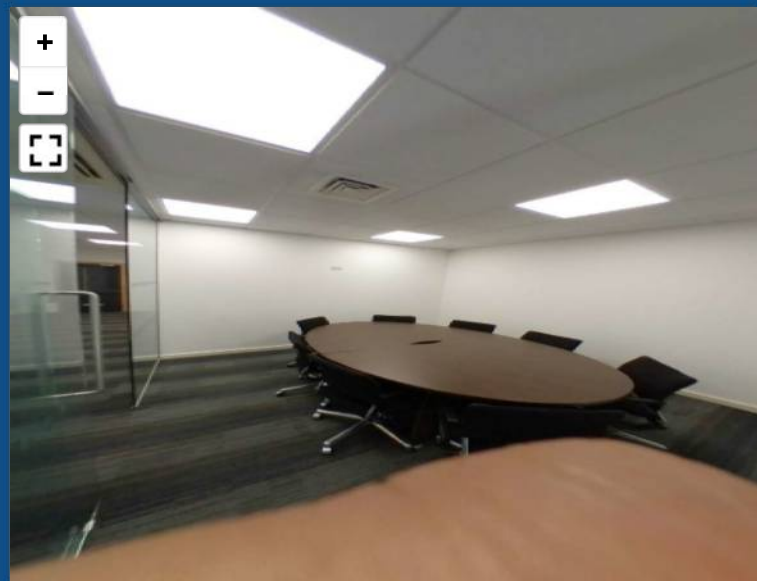
Foyer



Commercial / Office Space



Kitchen



Board / Meeting Room

[Click here to see more 360 images](#)

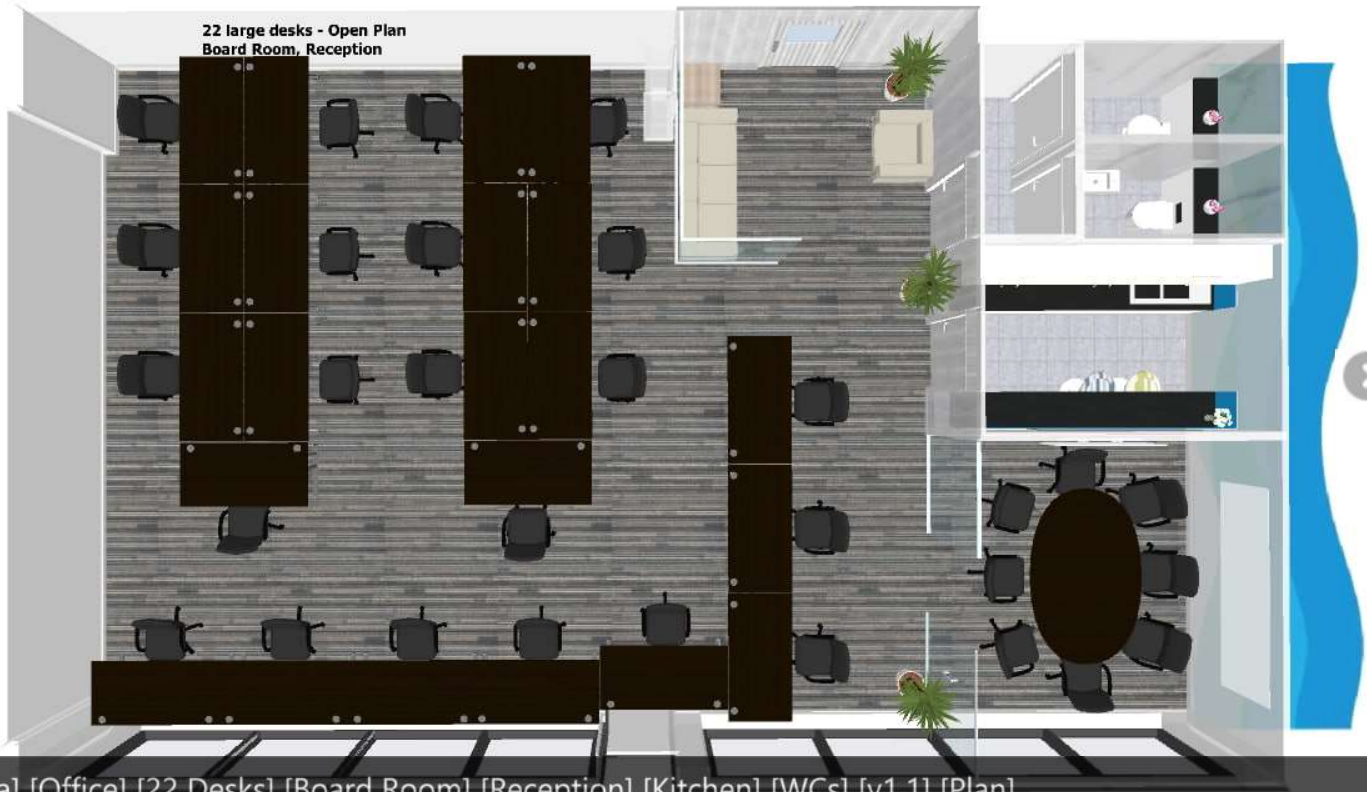




▶ 0:05 / 0:27



Examples above and below include sample office layouts (18-22 generously spaced large 120x60cm desks with reception area, board room, kitchen, WC's and shower); and a mixed use Health Centre (Dental, GP, Cosmetic, Physio, etc.) layout \*1\*2\*3



22 large desks - Open Plan  
Board Room, Reception

[Chelsea] [Office] [22 Desks] [Board Room] [Reception] [Kitchen] [WCs] [v1.1] [Plan]



Empty - Open Plan  
Board Room, Walk-in Storage & Data-centre

[Chelsea] [Office] [Empty & Storage Wall] [Board Room] [Walk in Storage & Data Centre] [Plan]

[Click here or on the above design images to see more Layouts and Interact with them in 3D](#)

or go directly to layouts of interest using the buttons below

• Office [18 Large Desks]  
[Glass Rooms]

• Office [22 Large Desks]  
[Open Plan]

• Office [20 Large Desks]  
[Open Plan 1]

• Office [20 Large Desks]  
[Open Plan 2]

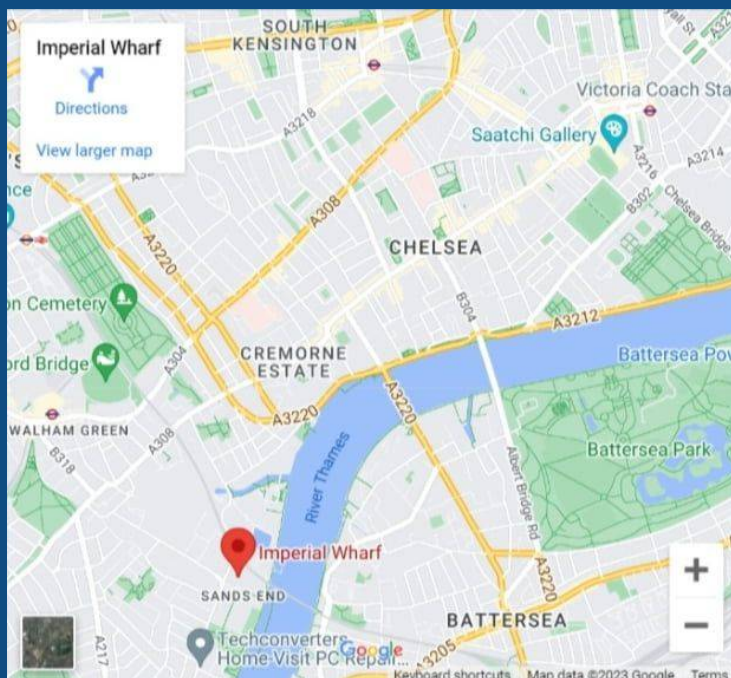
• Health [Dental] [GP]  
[Cosmetic] [Physio]

• Open [Walk-in Storage Wall]  
[Data Rm]

## TRANSPORT LINKS

- **Imperial Wharf Station** – services the London Overground Line and is within a couple of minutes walk, providing quick access to the District Line (West Brompton station), Central Line (Shephard's Bush station) and National Rail (Clapham Junction station); allowing easy travel to the City of London, West End, Westfield, Victoria, Waterloo, Gatwick Airport and beyond.
- **Bus** – C3 , 306
- **Parsons Green Station** – District line
- **Fulham Broadway Station** – District line
- **River Taxi** – Chelsea Harbour Pier (Uber Boat by Thames clippers)
- **Battersea Heliport**
- **Underground secure carpark** – Pay and Display or by arrangement.
- **Cycle bays**





## KEY POINTS

- Modern development on the bank of the River Thames
- On the door step of Chelsea next to Chelsea Harbour
- Easy transportation – Imperial Wharf Station
- Redecorated office suite (currently)
- On-site shared Concierge
- River views
- Air Conditioning (Heating and Cooling)
- LED Lighting – low glare diffused
- Large glass partitioned Meeting room
- Raised floor with power, CAT and telephone cabling
- **Floor space ~1300 sq ft GI / ~16 to 26 large desks**<sup>\*0 \*1</sup>
- **Storage space ~ 25m<sup>3</sup>** (removable by arrangement) – deep, floor to ceiling<sup>\*0 \*1</sup>
- **EPC 'B' Rating**
- Safe – fire-rate<sup>\*0 \*1</sup>
- Modern Fitted kitchen
- Male and Female W/C's
- Disabled access and WC's
- Automatic passenger Lift
- Large underground secure car park (Pay and display or by arrangement)
- 24/7 access and security
- Gigabit Fibre Optic available
- Floor to ceiling windows with blinds
- Keyless fingerprint door entry system<sup>\*1</sup>
- Cycle bays



## For Sale / Letting / Joint Venture

- All Reasonable offers considered.
- Available empty or part furnished with large high-quality desks.
- Service charges and further information available by request.

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<sup>\*0</sup> • Misrepresentation Act 1967: The agents, vendor(s) or lessor(s) of this property give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give any agents or third parties, nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. 5. Computer Generated Images are for indicative purposes only and do not necessarily represent the finished design specification. • Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. VAT may be chargeable on the terms quoted. • Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. OCT 2019. <sup>\*1</sup> Subject to <sup>\*0</sup> (above bulleted paragraphs) and Subject to Contract. <sup>\*2</sup> Subject to Contract; and subject to application, approval and availability. The suite was originally specified as High class offices within Class B1, but other uses may be possible within Class 'E' which recently replaced it. <sup>\*3</sup> Examples are not to be relied upon and are for indicative purposes only. Please satisfy yourself via your own investigations or otherwise as to the correctness that any plans meet workplace, etc. code(s) within England. You may not, except with our express written permission, distribute or commercially exploit the content. Nor may you transmit it or store it in any other website or other form of electronic retrieval system. Copyright © 2023 CP. All rights reserved. Website creator / admin via contact form.







Imperial Wharf

Imperial Wharf  
H







# FULHAM BUSINESS EXCHANGE











































BEAN & BUTTER

BEAN & BUTTER









WINDERMERE  
PARK  
WINDERMERE PARK  
WINDERMERE PARK  
WINDERMERE PARK  
WINDERMERE PARK











### MKTG

CONSUMER  
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Imperial  
Wharf

CC  
1. 2. 3. 4.  
Imperial Wharf  
Imperial Wharf





Imperial Wharf





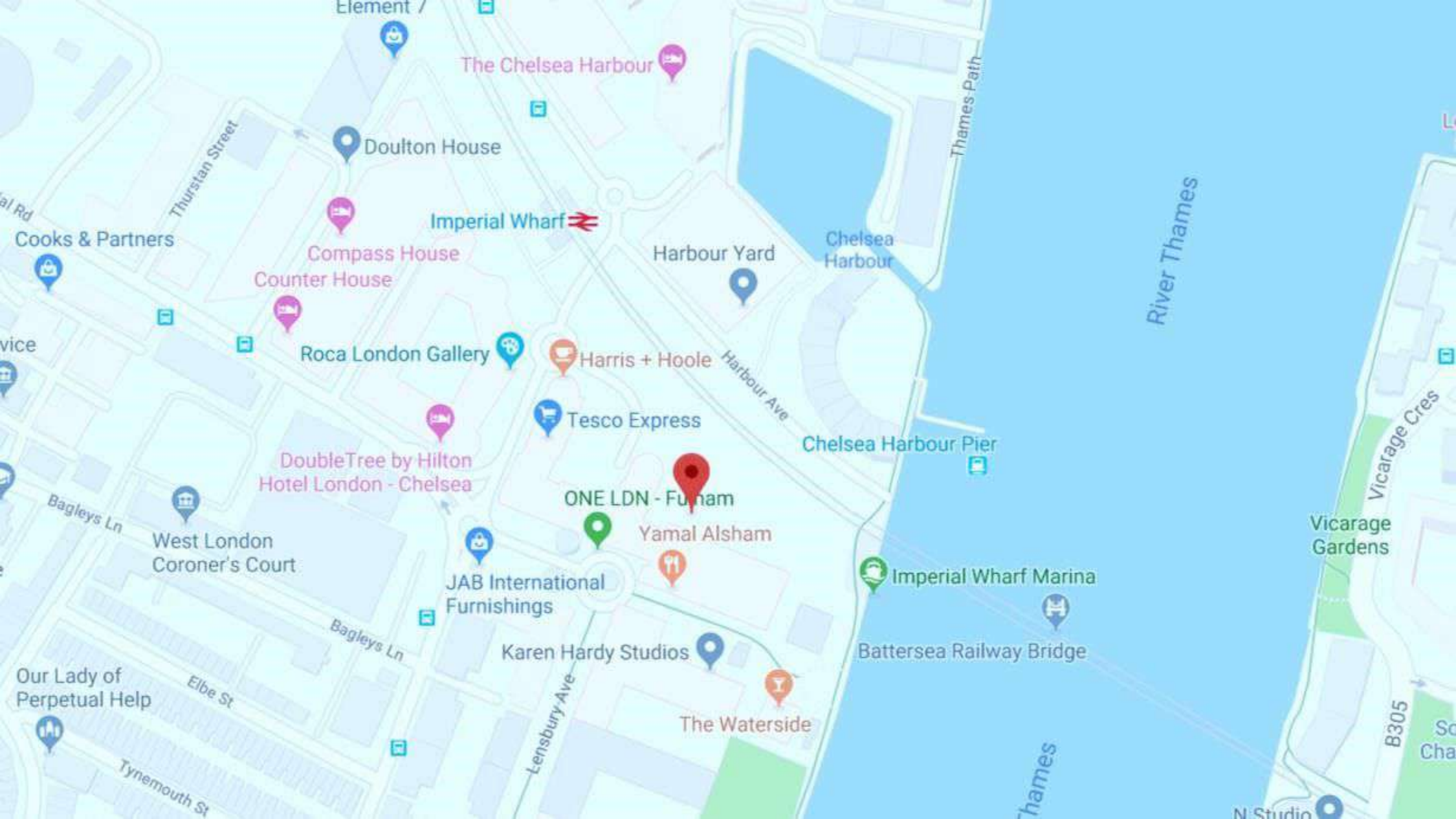
ONE LDN | Gym &  
Functional Fitness Space



River Thames

hy





The Chelsea Harbour

Doulton House

Imperial Wharf

Harbour Yard

Chelsea Harbour

Compass House  
Counter House

Roca London Gallery

Harris + Hoole

Tesco Express

DoubleTree by Hilton  
Hotel London - Chelsea

ONE LDN - Fulham

Yamal Alsham

JAB International  
Furnishings

Karen Hardy Studios

The Waterside

Imperial Wharf Marina

Battersea Railway Bridge

River Thames

Vicarage Gardens

Vicarage Cres

B305

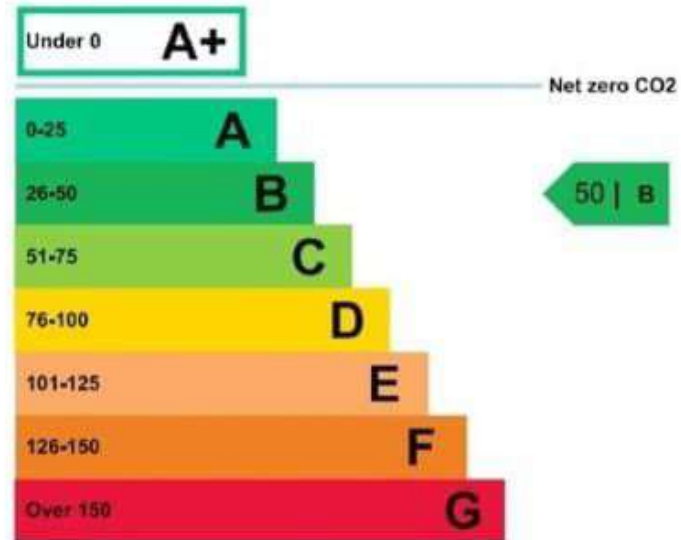
Thames

N Studio



## Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

19 | A

If typical of the existing stock

75 | C



18 large desks [3 Rooms of 4 desks][1 room of 2 desks],  
Board Room, Large Reception Area, Kitchen, WC's, Showers







15 large desks  
and 15 chairs

13 more of 2 chairs  
for 26 chairs, 13

13 chairs





18 large desks [3 Rooms of 4 desks][1 room of 2 desks]  
Board Room, Large Reception Area, Kitchen, WC's, Shower



20 large desks - Open Plan  
Board Room, Reception Area











20 large desks - Open Plan  
Board Room, Reception Area



20 large desks - Open Plan  
Board Room, Reception







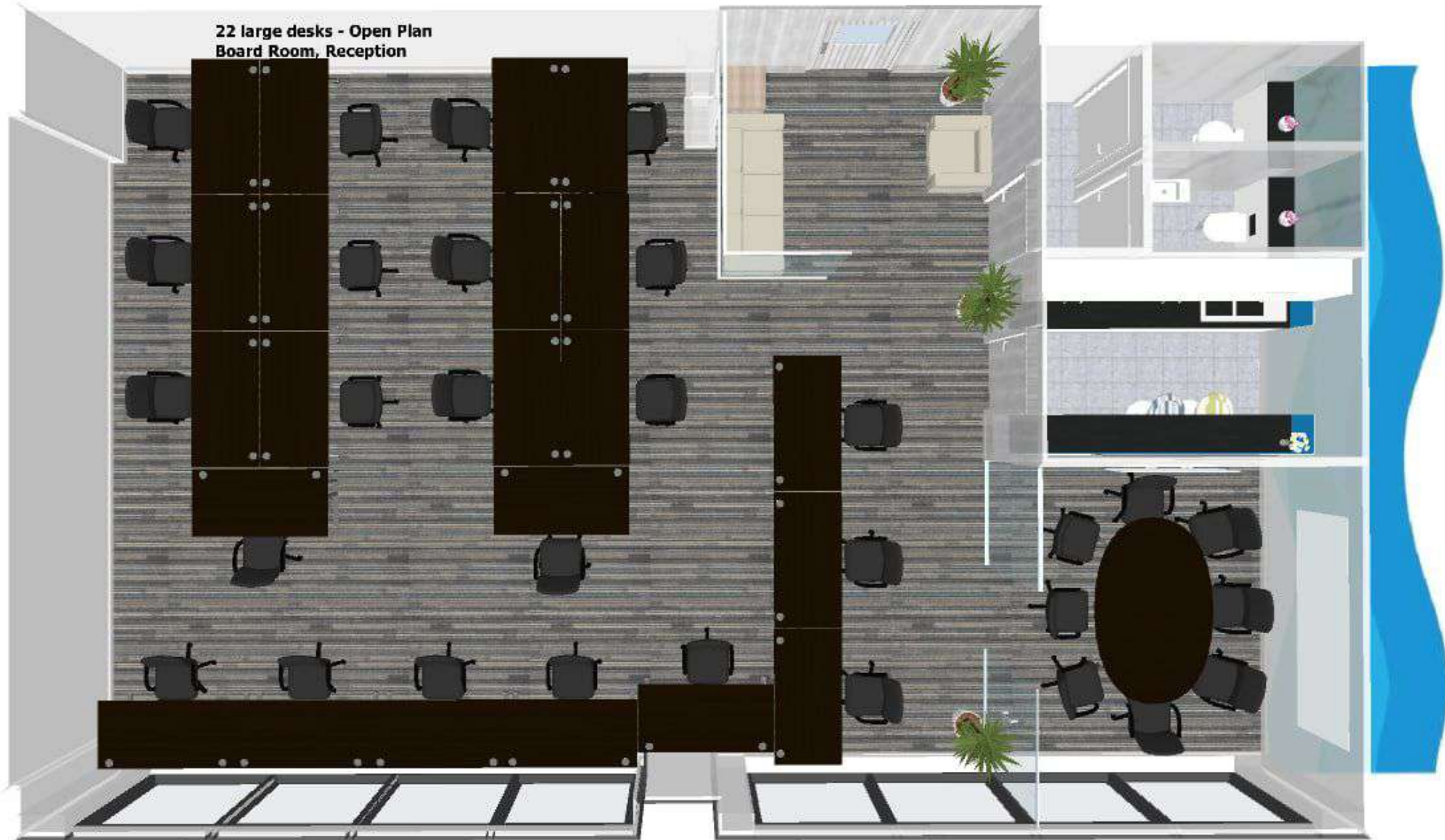




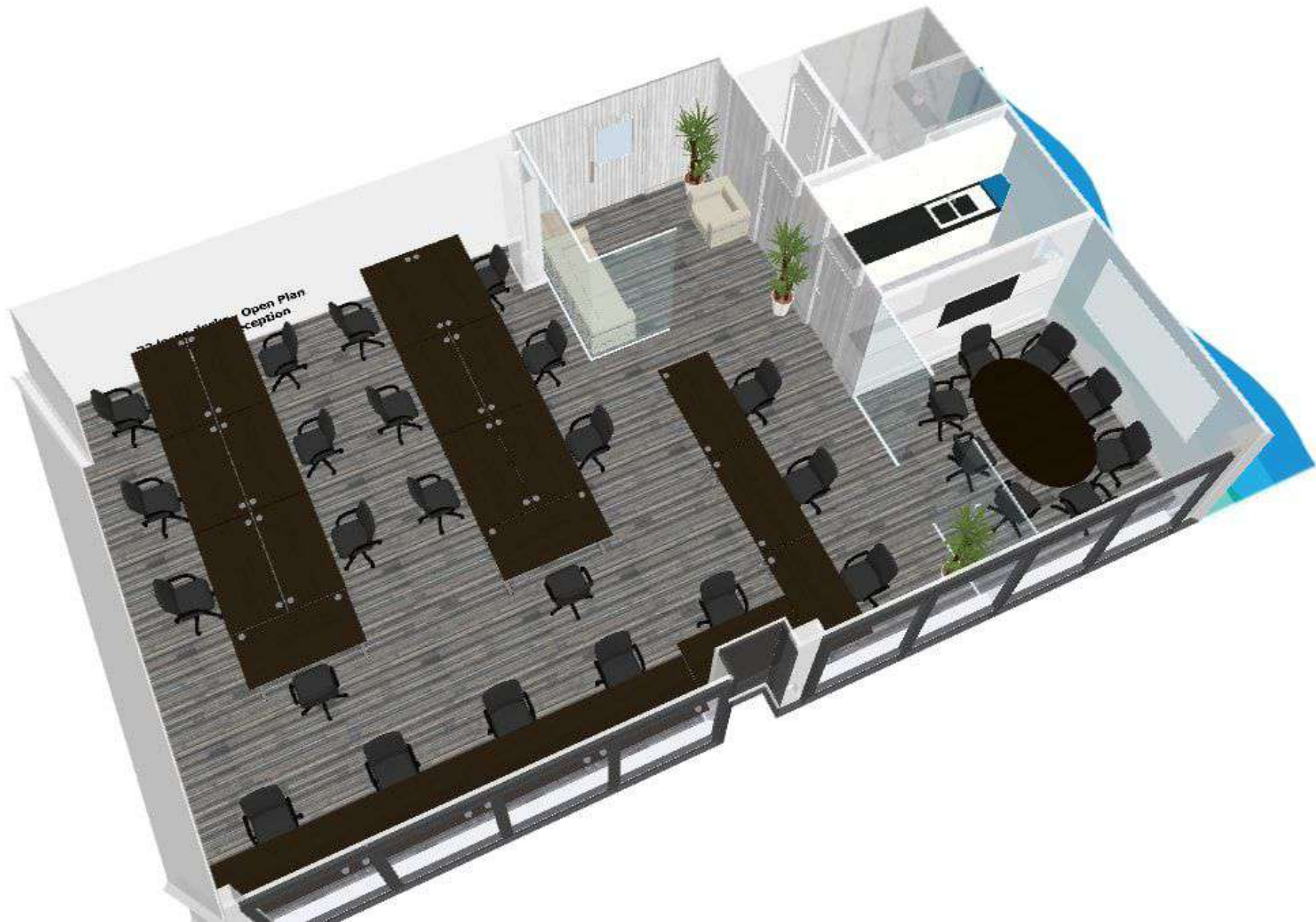
20 large desks - Open Plan  
Board Room, Reception Area



22 large desks - Open Plan  
Board Room, Reception











22 large desks - Open Plan  
Board Room, Reception

Mixed use Health: 6 Rooms of variable size, Reception area, Receptionist desk, Kitchen, WC's, Shower









Mixed use Health : 6 Rooms of variable size, Reception area, Receptionist desk, Kitchen, WC's, Shower



Empty - Open Plan  
Board Room, Walk-in Storage & Data-centre









Empty - Open Plan  
Board Room, Walk-in Storage & Data-centre

TOTAL APPROX. 1300 SQ. FT GIA

Walk in cupboards and shelves optional \*0 \*1 \*2 \*3\*

Shower fit by arrangement \*0 \*1 \*2 \*3\*

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**Disclaimer:** Please note this floor plan is for illustrative purposes and is to be used as a guide only. Whilst all efforts have been made to ensure the accuracy, all measurements of doors, windows, rooms and any other item are approximate and not to scale; and no responsibility is taken for any error, omission, or misstatement. \* Please refer to associated marketing material or enquire.