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2-6 FULHAM BROADWAY, 2-6 FULHAM BROADWAY, FULHAM, SW6 1AA
8,257 SQ FT (767.10 SQ M)

Central Fulham self contained office building suitable for either office (Class E) or education (Class F1) use.

KEY POINTS

- Existing Educational Use
- Lift
- Disabled access
- Double glazed windows
- Prominent Location
- WCs
- Cat5 cabling
- Parking space
- Air Conditioning
- Close to underground station



LOCATION

The building is situated close to Fulham Broadway, 140 m from the underground station (District line) and the shopping centre, opposite Vanston Place, a short walk from Chelsea Village and football ground and the La Reserve Hotel restaurant.

Local facilities include a Sainsburys superstore located at the station. There is also a Marks & Spencer opening on the ground floor of the building.

There are also numerous cafes and restaurant located in the local area. Public transport is therefore easy from Fulham Broadway station.

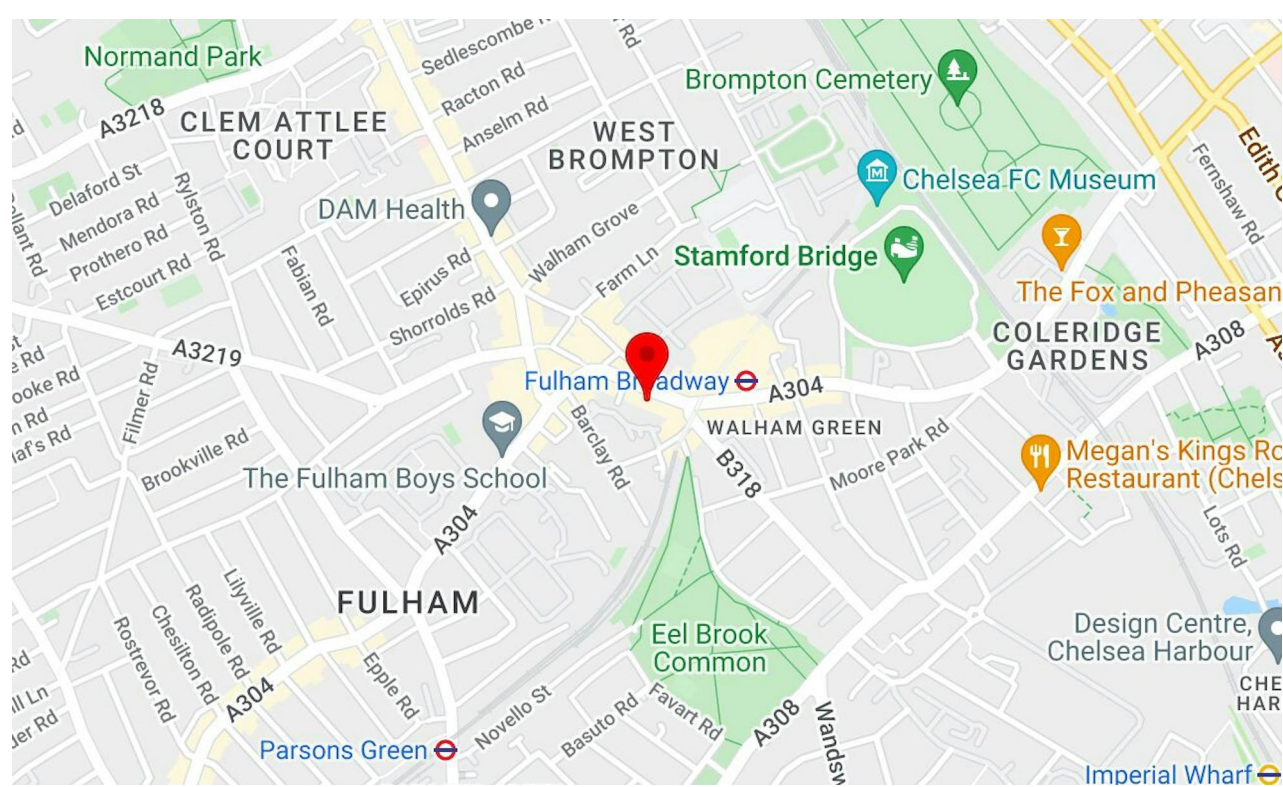
DESCRIPTION

2-6 Fulham Broadway Provides a rare opportunity to lease a building with existing F1 consent in the heart of Fulham, a desirable catchment for any educational provider.

A very prominent air-conditioned building which provides accommodation over lower ground to 3rd floors.

The building, originally an office building has more recently been occupied by an educational occupier and benefits from this planning use. The building is still configured as a school with class rooms, reception area and facilities already in place.

We consider alternative uses such as Medical, Showroom and Offices would also be suitable, subject to planning.





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AVAILABILITY

2-6 Fulham Broadway provides accommodation over lower ground to 3rd floors.

Name	sq ft	sq m	Availability
Lower Ground	802	74.51	Available
Ground	349	32.42	Available
1st	2,684	249.35	Available
2nd	2,369	220.09	Available
3rd	2,053	190.73	Available
Total	8,257	767.10	



RENT

£46.50 per sq ft (£383,950.50 per Annum)

SERVICE CHARGE

£1.03 per sq ft

EPC

C

ADDITIONAL INFORMATION

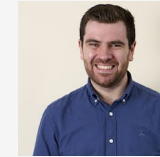
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CONTACT



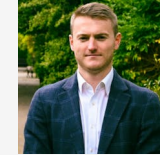
Shaun Wolfe

020 8748 1200 | 07900 911
135
swolfe@frostmeadowcroft.com



Giles Harker

02087481200 | 07786 001 534
gharker@frostmeadowcroft.com



Tristan David

020 8748 1200 | 07789347999
tdavid@frostmeadowcroft.com



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COMMERCIAL PROPERTY AGENCY**

**FROSTMEADOWCROFT.COM | 020 8748 1200
ISLAND STUDIOS, 22 ST PETERS SQUARE
HAMMERSMITH, LONDON W6 9NW**