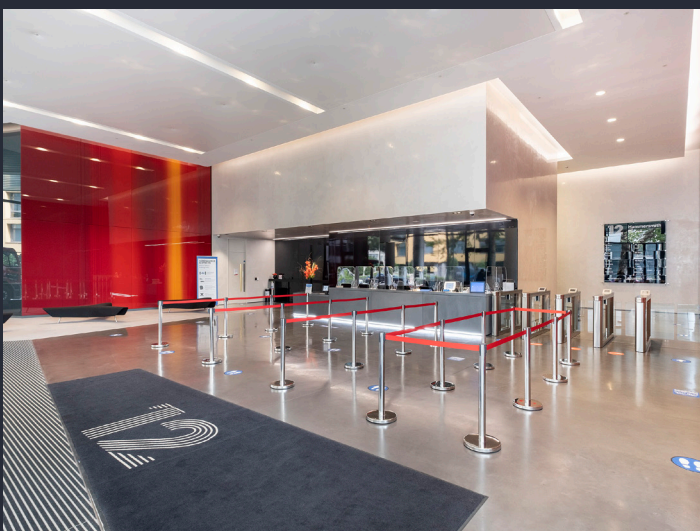




HAMMERSMITH GROVE
LONDON W6



NEW GRADE A OFFICE SPACE IN
THE HEART OF HAMMERSMITH

**10,225 SQ FT (950 SQ M)
TO LET**



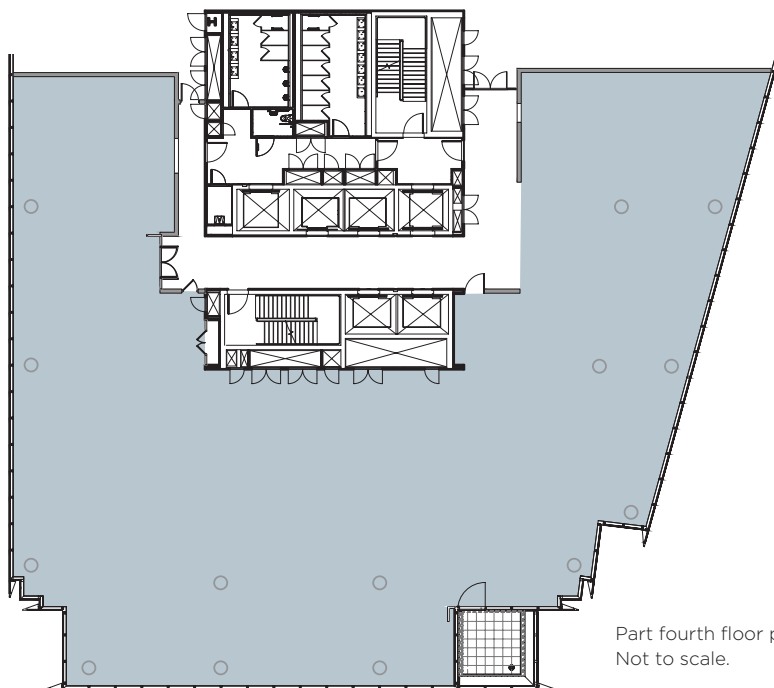
12 Hammersmith Grove is an iconic design-led building that is one of the best connected offices in West London. It is a superb opportunity for vibrant workspace in the heart of a thriving district.





PART FOURTH FLOOR 10,225 SQ FT (950 SQ M)

SPECIFICATION



Part fourth floor plan.
Not to scale.

- BREEAM 'Excellent'
- Heating and cooling via a two pipe fan coil system
- 2.75m clear floor to ceiling height
- Full access raised floor
- Metal tiled suspended ceiling incorporating CIBSE/SLL LG7 lighting with intelligent lighting control
- 5 x 21 person passenger lift (one to double as firefighting lift: 1 x 2000kg goods lift)
- 152 dedicated bicycle spaces and 10 motorbike spaces across 10 and 12
- Changing room and locker facilities
- High efficiency mono crystalline photovoltaic panels installed at roof level
- Triple glazed facade
- EPC rating: B (32)





Living and working in Hammersmith is a walk in the park, buzzing weekly street food markets, picturesque riverside pubs and fantastic transport links means Hammersmith is a commercial and cultural hotspot.



FOOD & DRINK

- 1 Poppy's Thai
- 2 Bertotti
- 3 Suzu
- 4 Riverside Studios
- 5 The Grove
- 6 Queen's Head
- 7 The Stonemason's Arms
- 8 La Petite Bretagne Creperie
- 9 Wagamama
- 10 Kerbisher & Malt
- 11 The Gate
- 12 Bill's & Byron
- 13 The Dartmouth Castle

SHOPPING

1. King's Mall
2. Hammersmith Broadway
3. Lyric Square
4. Marks & Spencer
5. Primark
6. TK Maxx
7. Westfield

FITNESS & ENTERTAINMENT

1. Virgin Active
2. Fitness First
3. Brook Green Tennis Courts
4. Queen's Club
5. Hammersmith Apollo
6. Lyric Theatre
7. Pure Gym

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BY ROAD

	Miles
A4	0.8
A40	2.5
M4 (J1)	3
Central London	3
M1	9
M3	10
Heathrow (T2,T3)	13.7
Heathrow (T5)	14.8

BY UNDERGROUND FROM HAMMERSMITH

Piccadilly Line	Mins
Knightsbridge	10
Green Park	15
Piccadilly Circus	16
Holborn	21
King's Cross & St Pancras International	25
Heathrow (T2, T3)	31
Heathrow (T5)	38

District Line	Mins
Earl's Court	5
Victoria	12
Paddington	14
Westminster	19
Ealing Broadway	18
Wimbledon	23
Cannon Street	28

Circle Line	Mins
Paddington	12
Baker Street	18
Great Portland St	21
King's Cross	33
Farringdon	40
Liverpool Street	45

Hammersmith & City Line	Mins
Paddington	12
Baker Street	18
Great Portland St	21
King's Cross	33
Farringdon	40
Liverpool Street	45

