

VIRTUAL FREEHOLD FOR SALE

7 KING STREET CLOISTERS

Hammersmith, London W6 0GY

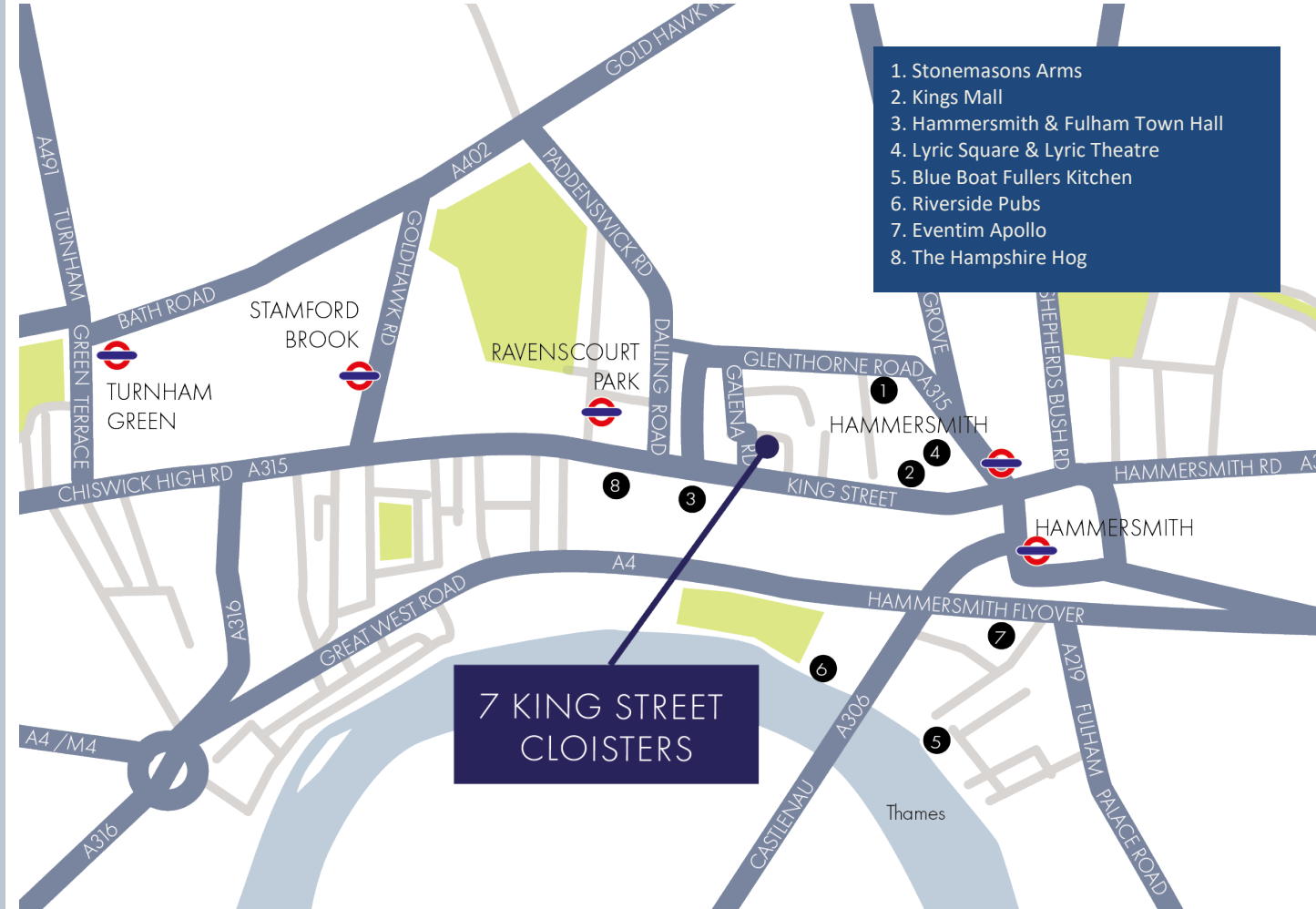


2,979 sq ft Air-conditioned self-contained office building



LOCATION

The property is situated in an attractive gated development between King Street and Glenthorne Road. King Street provides restaurant, retail and banking facilities. Ravenscourt Park (District line) underground station is less than 4 minutes' walk. Hammersmith Broadway and underground station (Piccadilly, District, Circle and Hammersmith & City lines) is approximately 8 minutes' walk. The Piccadilly line provides direct access to Heathrow Airport, whilst the A4/M4 provides access to the West End (6 miles), Heathrow Airport and the M25. The office is very close to the new Town Hall redevelopment on King Street.



TRANSPORT LINKS

Earls Court.....	5 mins
South Kensington	8 mins
Paddington.....	12 mins
Green Park.....	14 mins
Victoria.....	14 mins
Kings Cross.....	24 mins
Waterloo.....	24 mins
London Heathrow.....	33 mins

DESCRIPTION

7 King Street Cloisters is an attractive self-contained brick clad building arranged over ground and three upper floors with its own entrance accessed through the courtyard situated just off King Street. This 4-story building provides mainly open plan office space.

The property includes 2 secure designated underground parking spaces.



SPECIFICATION

- Comfort cooling heating
- Entry phone system
- Intruder & fire alarm
- Kitchenette facilities
- 2 secure underground parking space
- Second floor WC
- Ground floor disabled WC
- Large board/meeting room with balcony

ACCOMODATION

FLOOR	SIZE SQ FT	SIZE SQ M
Third floor	451 sq ft	41.88 sq m
Second floor	814 sq ft	75.62 sq m
First floor	896 sq ft	83.25 sq m
Ground floor	818 sq ft	75.98 sq m
TOTAL	2,979 sq ft	276.73 sq m

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure April 2023



GUIDE PRICE

Offers above £1.35 million.

TENURE

Virtual freehold held on a 999-year lease at a peppercorn rent, including a stake in the management company that owns the freehold.

RATES

£12.24 per sq ft approx.2023/24 to be confirmed with local authority.

EPC

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VAT

VAT is not applicable to this property.

CONTACT

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