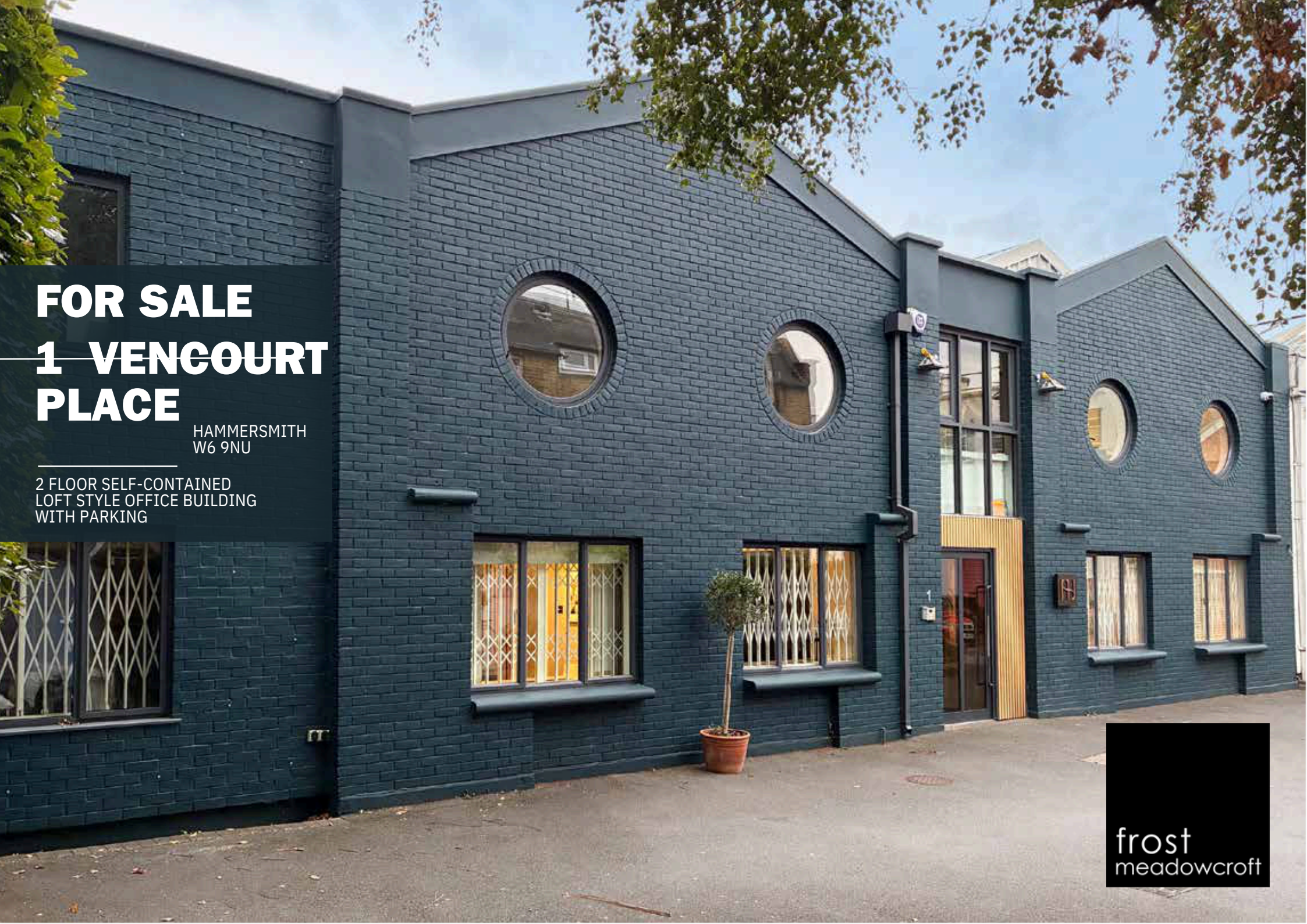




FOR SALE

1 VENCOURT PLACE

HAMMERSMITH
W6 9NU

2 FLOOR SELF-CONTAINED
LOFT STYLE OFFICE BUILDING
WITH PARKING

frost
meadowcroft

summary

- **Loft style** warehouse office building over two floors
- **4,920 sq ft** or 457.05 sq m NIA
- **Guide Price** £2.7 million + VAT
- **Freehold**
- **Self-contained** building with on-site parking for up to 5 cars
- **Central location:**
A shortwalk to central Hammersmith, Chiswick and the riverside
- **Available:**
Available either with vacant possession or as an investment let to Spence Harris Hogan Ltd at an annual rent of £193,800 per annum exclusive.

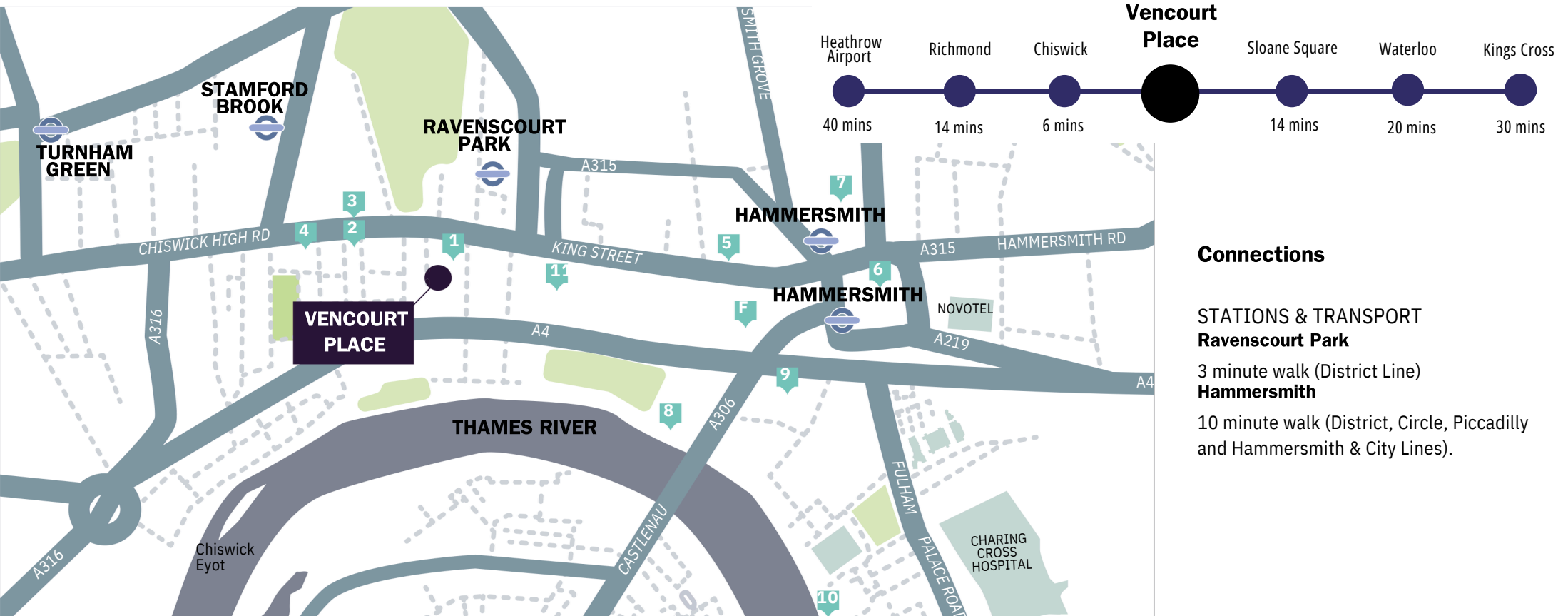


location

Vencourt Place occupies a prime position at the western end of King Street in Hammersmith, ideally located between Ravenscourt Park and Chiswick High Road.

Ravenscourt Park Underground Station (District Line) is just a 3-minute walk, while **Hammersmith Broadway** — served by the Piccadilly, District, and Hammersmith & City Lines — is one stop away or a 10-minute walk.

The area benefits from a wealth of local amenities, including an extensive range of restaurants, cafés, and retail options along King Street and Chiswick High Road.



proper ty

A self-contained building constructed in 2001, The property comprises a two floor loft style warehouse office building in a secluded environment. The building benefits from comfort cooling, raised floors and feature lighting. There is a courtyard to the rear and an area to the front which is used for parking.

Interior of 1 Vencourt Place



plans

Aerial Overview



Accommodation

Floor	SQ FT NIA	SQ M NIA
mezzanine	2,539	235.86
ground	2,381	221.19
TOTALS	4,92	457.0
	0	5

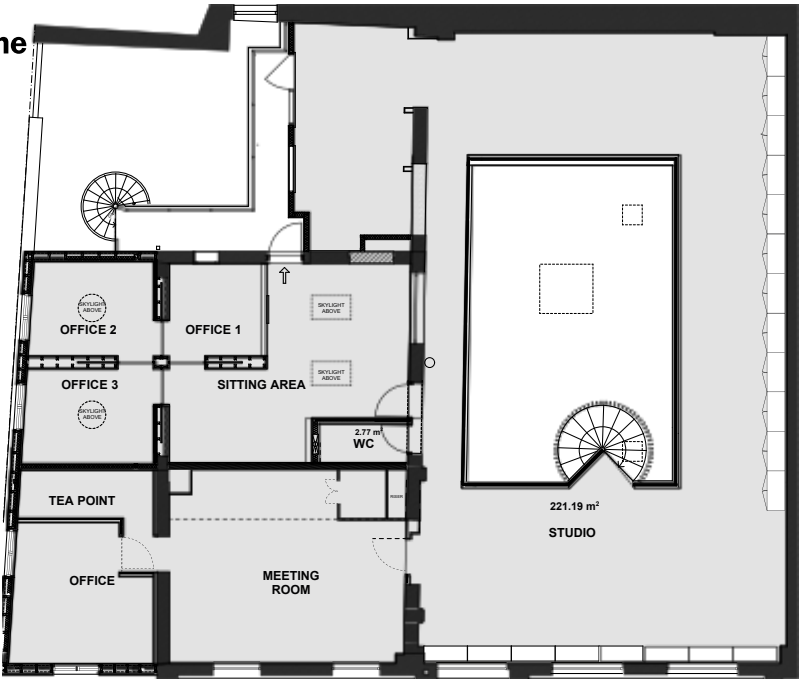
planning

Located within Hammersmith & Fulham. The current classification for the site is Class E (office). The tenure is freehold.

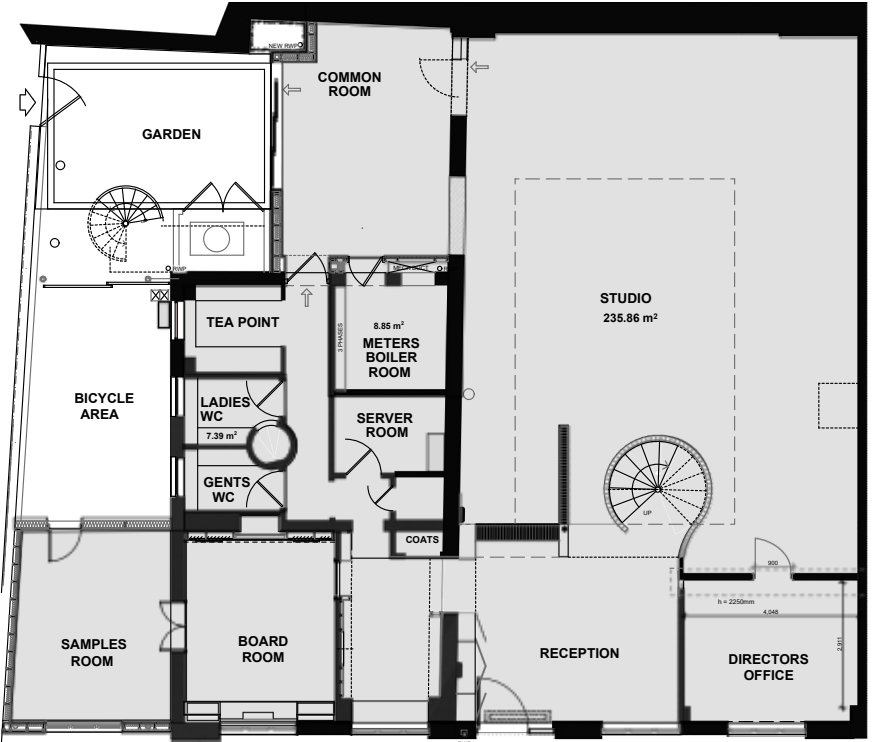
The site may be suitable for a change of use subject to the usual planning consents. Potential purchasers should seek their own advice in this regard.

First Floor Mezzanine

Title Plan



Ground Floor



In detail

POSSESSION

The property is available either as an investment and based upon the tenancy details below or with vacant possession at a date to be agreed.

TENANCY

The property is let to *Spence Harris Hogan Limited* for a term of 15 years from 22nd July 2022 at a current rent of £193,800 per annum exclusive. There is a tenant only break clause at the end of the 5th year of the term subject to 6 months written notice”.

Spencer Harris Hogan Ltd or SHH, an international architects and interior design firm who have occupied the property for over 20 years.

**Total current rents reserved:
£193,800 per annum exclusive.**

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 November 2025



GUIDE PRICE

£2.7 million +VAT

TENURE

Freehold

BUSINESS RATES

To be confirmed through local authority

VAT

VAT is applicable to the sale price

EPC

Rated B

PARKING

On-site parking for up to 5 cars

contacts

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