177

HAMMERSMITH ROAD
HAMMERSMITH
W6 8BS

TO LET

9,167 sq ft
Self-contained office
building with parking



LOCATION

Situated fronting Hammersmith Road at its junction with Shortlands and within 3 minutes' walk of Hammersmith Broadway Underground Station (Piccadilly, District, Circle and Hammersmith & City Lines). The A4/M4 motorway network is accessed at the end of Shortlands or via Hammersmith Broadway and provides transport links to the West End, Heathrow Airport and the M25. 'Boris Bikes' Santander cycle hire can be accessed immediately outside the property.













KEY

1. Stonemasons Arms
2. Kings Mall & Lyric Square
3. Broadway Shopping Centre
4. Queens Head
5. Brook Green Hotel
6. Latymers Bar

TRANSPORT

HAMMERSMITH UNDERGROUND STATION
(Piccadilly, District, Circle and Hammersmith & City Lines) is 3 minutes' walk to the west.

KENSINGTON OLYMPIA OVERGROUND STATION
is 11 minutes' walk away, providing routes to Willesden Junction to the north and Clapham Junction for Gatwick to the south.

The A4/M4, connecting to central London, the M25 and the west, is situated just south of the property.

DESCRIPTION

The property comprises a purpose-built office building arranged over ground and three upper floors. The property benefits from the following amenities:

Amenities

- Sky lights
- 24/7 access
- 3rd floor terrace
- Parking for 6 cars on site
- Good natural light
- Raised flooring
- Perimeter trunking



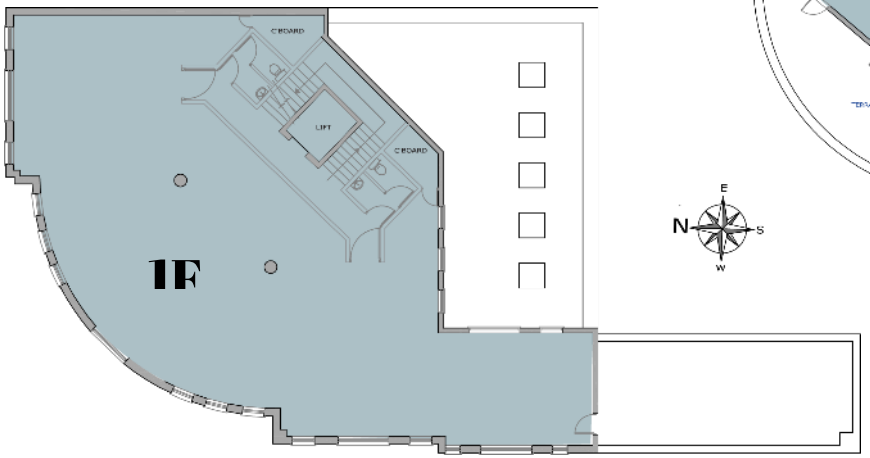


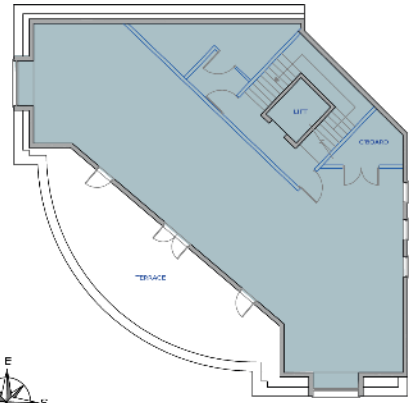
parking area below

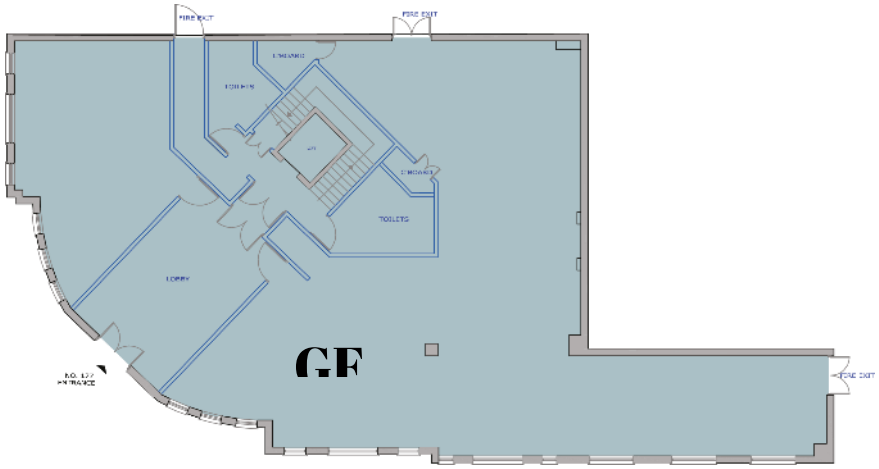


SPACE









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

Accommodation

FLOOR	SIZE SQ FT	SIZE SQ M	RATES 2024/25approx.
3rd	1,200	111.48	£14.55 per sq ft
2nd	2,200	204.38	£17.50 per sq ft
1st	2,200	204.38	£17.37 per sq ft
Ground	3,000	278.70	£15.02 per sq ft
Ground	567	52.67	£15.02 per sq ft
TOTAL	**9,167**	**851.64**	

THE DETAILS

Rent	£37.50 per sq ft
Terms	Available on a new lease, terms to be agreed. direct from landlord.
Rates	As per table above
Service Charge	£7.70 per sq ft approx.
EPC Rating	To be confirmed after refurbishment.

CONTACTS

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