



HAMMERSMITH BROADWAY

OFFICE ACCOMMODATION TO LET 1,705 sq ft - 8,337 sq ft

OneHammersmithBroadway.com

High quality office accommodation with regular and highly flexible floor plates of approximately 6,600 sq ft.

Situated in the heart of Hammersmith this self contained building offers modern office accommodation with its entrance immediately adjacent to the Broadway shopping centre and Hammersmith underground station.



As central as it gets.
The ideal office
occupier location.

IMMEDIATE
MEDIA
SIEMENS

ACCOR
FEVER-TREE

FORMULA-E

Harrods
Disney

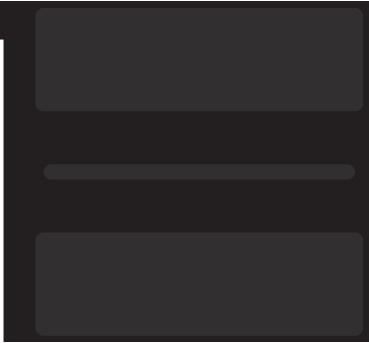
PERFORM
MEDIA

Nomad Foods
Scott Dunn

UK
TV

VICTORIA
BECKHAM
D&Z





CGI's for indicative purposes only.



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Newly refurbished offices fitted to a high specification.
Available from 1,705 sq ft up to 8,337 sq ft.



VRV air conditioning



2.8m floor to ceiling heights



Raised floors (100-110mm)



Male and female WCs on each floor



Shower facilities



Two 10-person passenger lifts, disabled and goods lifts



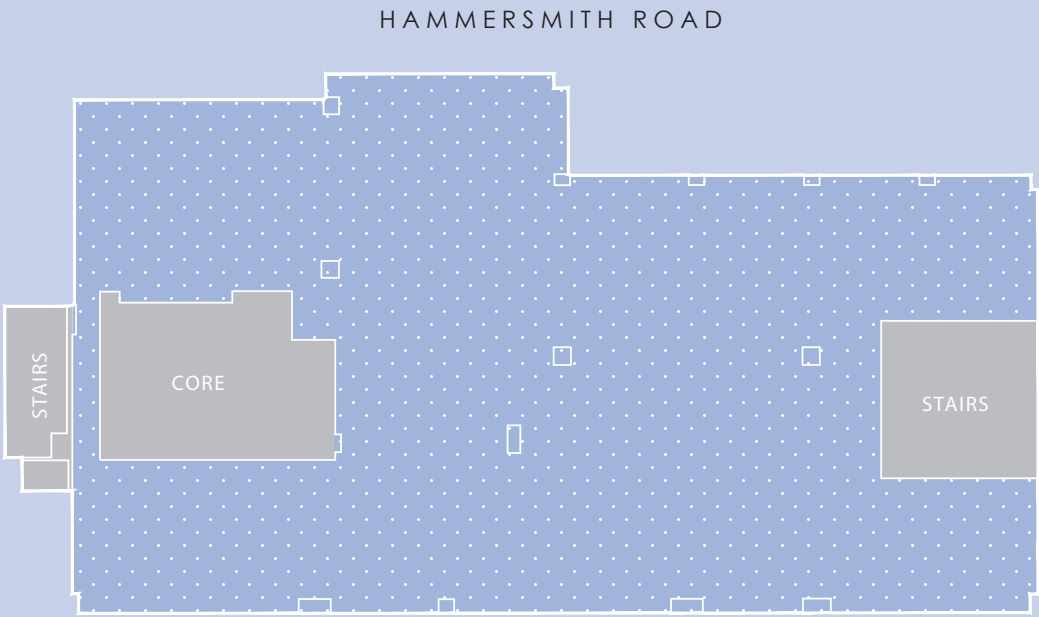
12 car spaces (1,695 sq ft) remaining



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Floor (approx NIA)	sq m	sq ft
Fourth	616	6,632
Mezzanine	158	*1,705
Total	774	8,337

Plus 12 Basement car parking spaces
*(Inc 368 sq ft changing facility with shower)



Plan not to scale. For indicative purposes only.

Ideally connected with an abundance of local amenities

Situated in the heart of Hammersmith this self contained building offers modern office accommodation with its entrance immediately adjacent to the Broadway shopping centre and Hammersmith underground station.

HAMMERSMITH STATION

DIRECTLY BELOW OUR BUILDING



BARONS COURT

10
MINUTES WALK



KENSINGTON OLYMPIA

12
MINUTES WALK



EARLS COURT

4
MINUTES

PADDINGTON

17
MINUTES



GREEN PARK

14
MINUTES


Hammersmith Broadway bus station is one of the largest and busiest interchanges with 20 bus routes passing through.

VICTORIA

17
MINUTES



BOND STREET

25
MINUTES

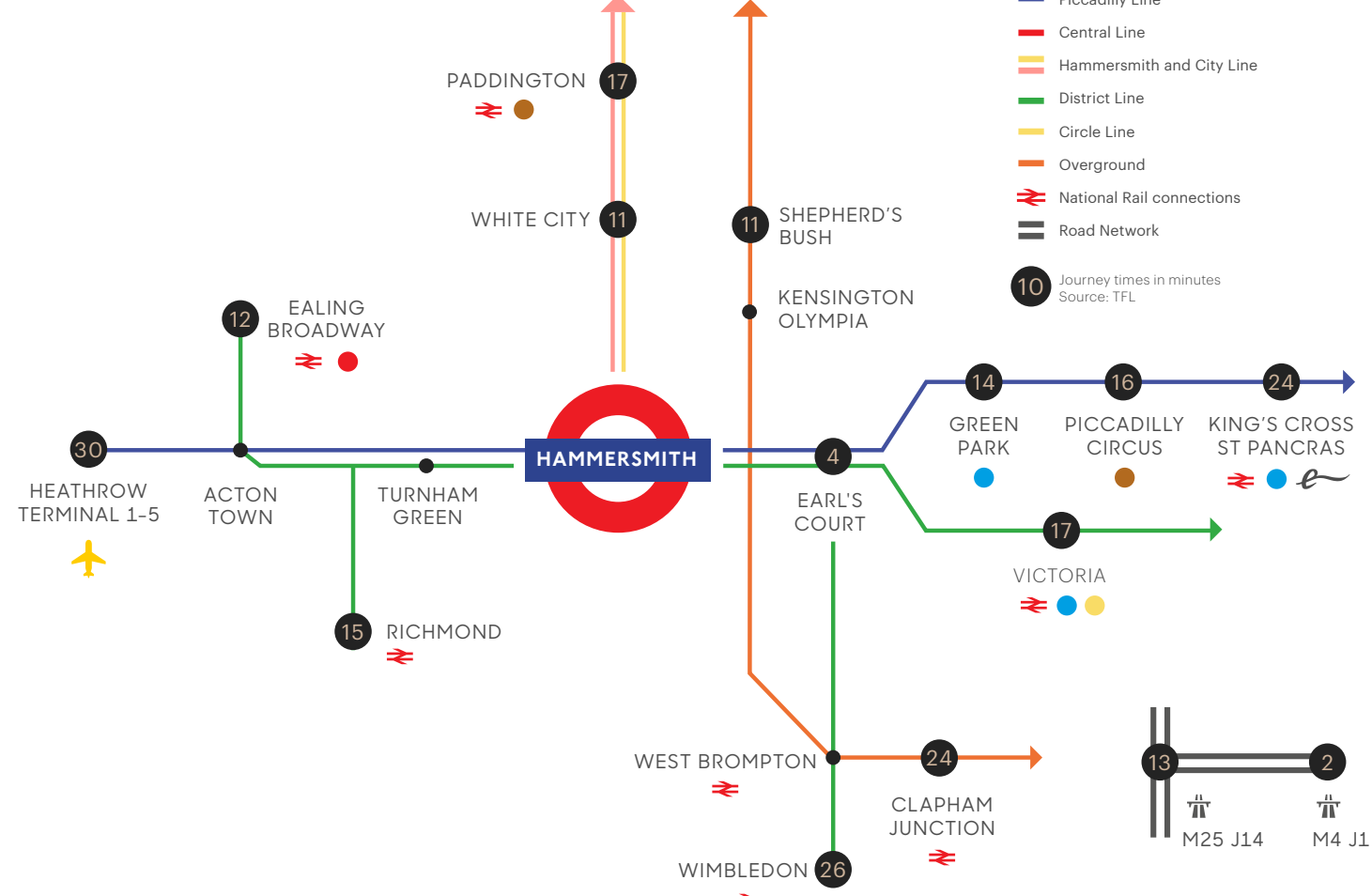


HEATHROW AIRPORT

30
MINUTES



- Local Amenities**
- Restaurants and Pubs**
1. River Café
 2. Café Nero
 3. Pret A Manger
 4. Brasserie Blanc
 5. The Blue Coat
 6. Sam's Riverside
 7. The Rutland Arms
 8. The Dove
 9. The Gate
 10. Bills
- Shopping**
1. IKEA
 2. King's Mall
 3. Lyric Square
 4. The Broadway
 5. Tesco Express
 6. Sainsbury's Local
 7. Little Waitrose & Partners
- Hotels**
1. Novotel
 2. Holiday Inn Express
 3. St Paul's Hotel
 4. Premier Inn
- Lifestyle /Entertainment**
1. Riverside Studios
 2. The Queens Club
 3. Hammersmith Apollo
 4. Fitness First
 5. Lyric Theatre
 6. Boom Cycle
 7. Brook Green Tennis Club





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TERMS

Available by way of a new lease(s) direct from the landlord.

EPC

EPC B (38).

VIEWING

Strictly by appointment through the sole agents.

For further information please contact

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