

The Foundry, 77 Fulham Palace Road, Hammersmith W6

23,409 – 46,836 sq. ft. of Grade A
Office Accommodation.



LOCATION

The Foundry is strategically positioned in Hammersmith, from where it's as simple to get to Heathrow Airport as it is to Central London. The A4/M4 connects the area to the centre (3.7 miles) and to the national motorway network via the Piccadilly, District, Circle and Hammersmith & City Lines. The Broadway Interchange is also close at hand for buses into the city centre and surrounding suburbs.

DESCRIPTION

The Foundry is part of a three acre site open to the public. The spacious surroundings allows a natural flow of a light to all four aspects. The extensive floorplates centre on a large full-height atrium, with internal connections that enable flexible layouts, so you can create working environments that suit your needs. Outside the office, underground car and bicycle parking keep access simple and secure, while a squash court, cycle facilities, showers and changing rooms provide a wellbeing offering.

TRANSPORT LINKS

Hammersmith		7 minutes
Barons Court		12 minutes
Kensington Olympia		21 minutes

AMENITIES

The accommodation benefits from the following amenities:

- New M&E including 4 pipe fan – coil air conditioning, ceilings and raised floors.
- 2.65 sq. m floor to ceiling height
- Communal terrace with panoramic views.
- 4x17 person passenger lifts.
- Fitness facilities within the basement including cycle parking, lockers, a squash court, showers and changing areas.
- Fully glazed entrance hall and full height atrium.
- BREEAM 'Excellent' target.
- EPC: B.

AVAILABILITY

Part 4th – LET

3rd – 23,427 sq. ft.

2nd – 23,409 sq. ft.

CONTACT

For further information or to arrange a viewing please contact:

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TERMS

A new lease is available directly from the Landlord.

Rent: £57.50 per sq. ft.

Rates: £21.50 per sq. ft.

Service charge: c. £9.00 per sq. ft.

VIRTUAL TOUR

<https://my.matterport.com/show/?m=asiUETV5Niw&brand=0>

PHOTOGRAPHS



FLOORPLANS

SECOND & THIRD FLOORS

