

282

**KING STREET** HAMMERSMITH W6 0SJ

**FOR RENT ON NEW LEASE**

SUITABLE FOR CLASS E OCCUPIERS ONLY

# SUMMARY

282 KING STREET IS A SPACIOUS COMMERCIAL BUILDING CURRENTLY USE CLASS E (G) (I) WITH FLEXIBILITY TO OPERATE WITHIN THE WIDER CLASS E.

15,381 SQ FT  
SITE AREA  
(INCLUDING ACCESS ROAD)



WITH FURTHER DEVELOPMENT CLASS POTENTIAL



LOCATED CLOSE TO TRANSPORT NETWORKS



AND NUMEROUS LOCAL AMENITIES



# THE SITE

282 KING STREET IS SITUATED IN ITS OWN PRIVATE COURTYARD, ACCESSED JUST NORTH OF KING STREET IN THIS TREE-LINED SECTION CLOSE BY TO RAVENSCOURT PARK IN HAMMERSMITH.

There are excellent shops and restaurants in the vicinity and the pubs by the River Thames are 10 minutes' walk south. Ravenscourt Park and Stamford Brook (District Line) Underground Stations are less than 4 minutes' walk away.

Road links include the nearby A4/M4 provide access to the West End (6 miles), Heathrow Airport and the M25.



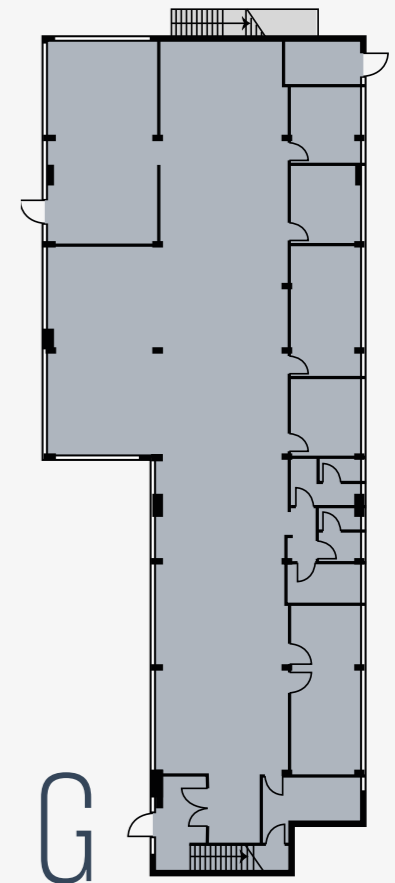
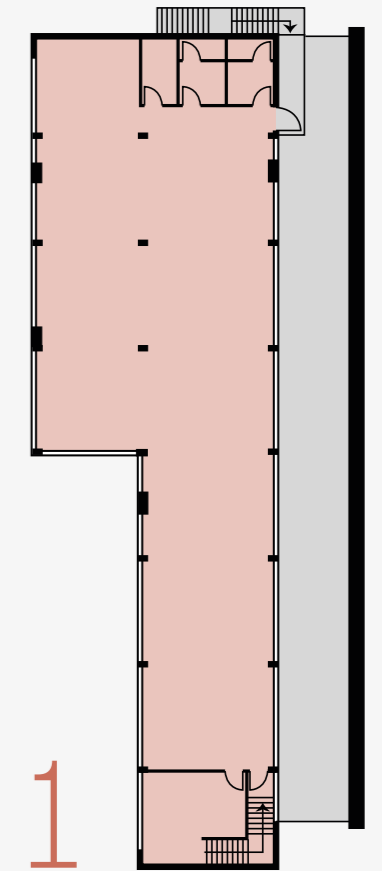
Ravenscourt Park



15,381 SQ FT  
TOTAL SITE AREA  
(INCLUDING ACCESS ROAD)

## FLOOR AREAS

Floor	Net	Gross
First	2,709 sq ft	2,823 sq ft,
Ground	3,873 sq ft	4,042 sq ft
<b>Total</b>	<b>6,582 sq ft</b>	<b>6,865 sq ft</b>



# LOCATION

RAVENSCOURT PARK AND STAMFORD BROOK (DISTRICT LINE) UNDERGROUND STATIONS ARE LESS THAN 4 MINUTES' WALK AWAY. ROAD LINKS INCLUDE THE NEARBY A4/M4 PROVIDE ACCESS TO THE WEST END (6 MILES), HEATHROW AIRPORT AND THE M25.

Hammersmith is located in the affluent London Borough of Hammersmith and Fulham. The area is an established commercial and residential district and benefits from unrivalled connectivity to Central London and the core business centres of the Thames Valley corridor.

Strategically located approximately 6.5 miles from Central London, it provides quick and easy access to the West End and out to the M25 and M4 Motorways via the A4. It is also a major London Underground interchange, providing excellent access to the Hammersmith & City, District, Circle and Piccadilly lines. London Heathrow International Airport can be reached directly via the Piccadilly line in 31 minutes.



## NEARBY AMENITIES

-  1 Riverside Studios
-  2 Eventim Apollo
-  3 Lyric Hammersmith
-  4 The River Café
-  5 La Petite Bretagne
-  6 Sam's Riverside
-  7 The Gate Restaurant
-  8 The Blue Anchor Riverside Pub
-  9 The Dove Riverside Pub
-  10 The Old Ship Riverside Pub
-  11 Stonemasons Arms
-  12 1Rebel
-  13 Tribe Crossfit
-  14 Boomcycle
-  15 Virgin Active
-  16 Furnivall Gardens
-  17 Ravenscourt Park
-  18 Kings Mall
-  19 Broadway Shopping Centre



EASY ACCESS TO THE M4 & A4



8 MINS CYCLE TO HIGH ST KENSINGTON



17 BUS ROUTES



20 MINS BY TUBE TO THE WEST END



10 MINS WALK FROM HAMMERSMITH TUBE STATION



23 MINS DRIVE TO HEATHROW

## TRAVEL TIMES

Approximate travel times from Hammersmith underground station. Source tfl.gov.uk

4

TUBE LINES: HAMMERSMITH & CITY, DISTRICT, CIRCLE AND THE PICCADILLY LINE

HAMMERSMITH

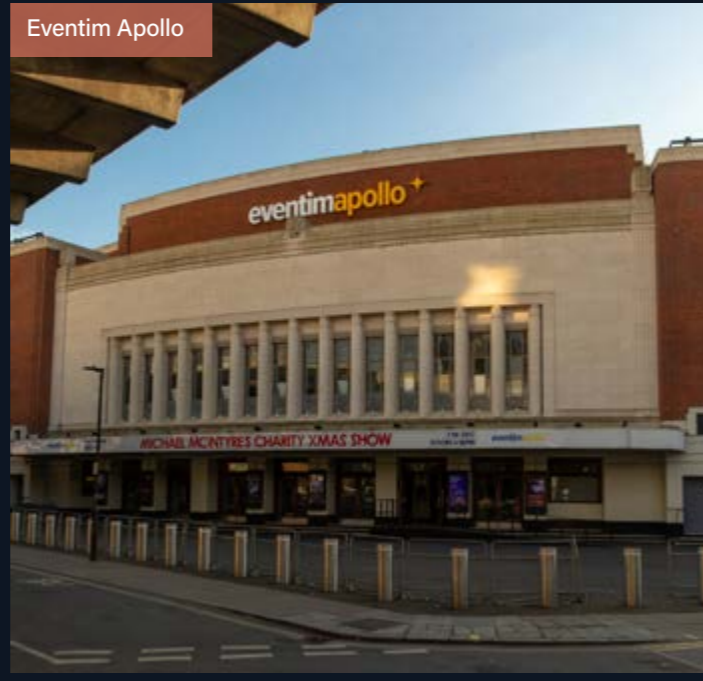


# THERE'S LOTS TO DO AROUND 282

Hammersmith is an artsy riverside area, home to eclectic productions at the Lyric theatre or rock shows at the Apollo concert hall. Busy shops and cafes line King Street and fill the Kings Mall. Leafy walking trails wind along the River Thames, which is spanned by the landmark Hammersmith Bridge.

# AMENITIES

Eventim Apollo



Angie's



The Brackenbury



The Old Ship



Lyric Theatre



Hammersmith Bridge



Riverside Studios



The River Café



The Bird in Hand



1 Rebel Gym



# 2022

**KING STREET**  
HAMMERSMITH  
W6 0SJ

**NEW LEASE AVAILABLE**  
RENT UPON APPLICATION

**FOR FURTHER INFORMATION**  
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