

**FOR SALE
or TO LET**

**34 GALENA
ROAD**

HAMMERSMITH
W6 0LT

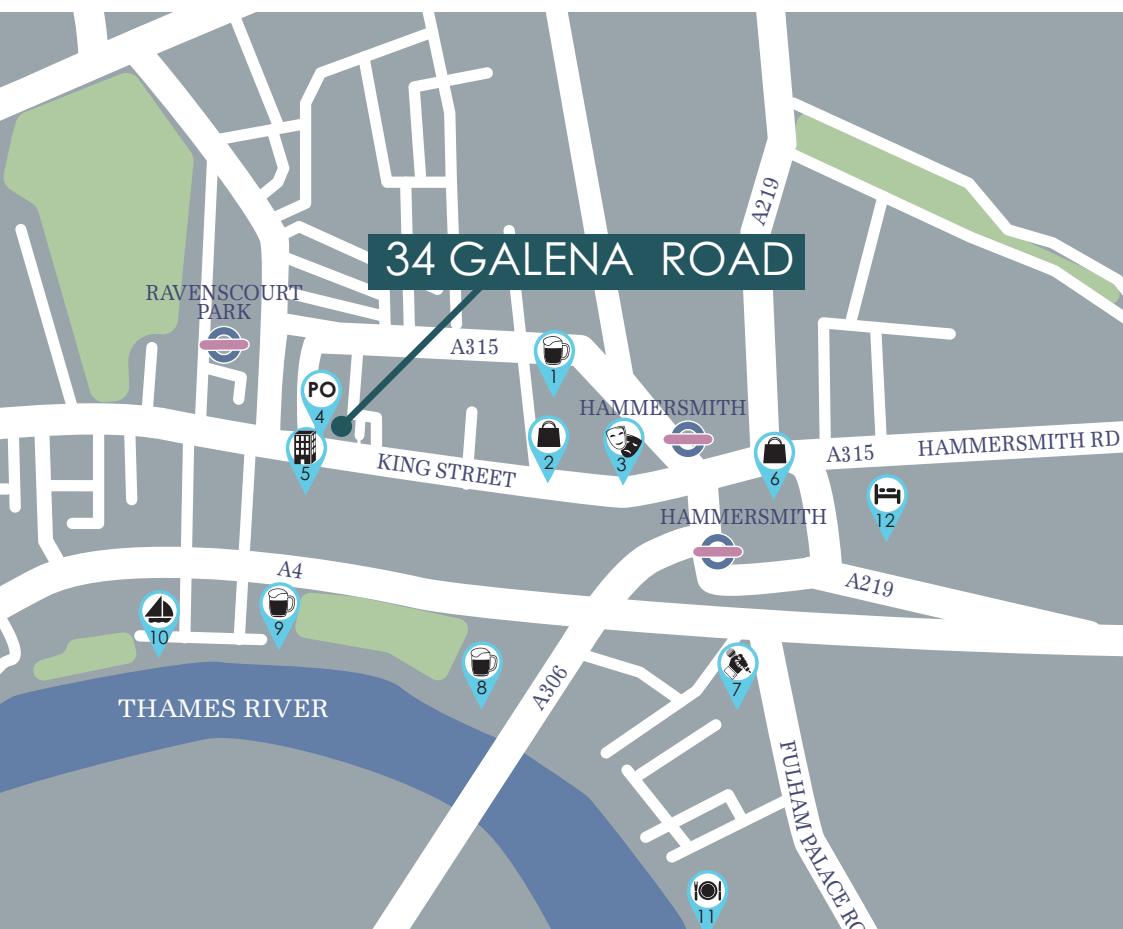
3,105 SQ FT
SELF CONTAINED BUILDING
WITH A GARAGE



location

Hammersmith is recognised as one of west London's main office centres as a result of being four miles west of Central London and nine miles east of Heathrow International Airport.

The property is well served by public transport with both Hammersmith Broadway (*Hammersmith & City, Circle, District and Piccadilly lines*) approximately 0.5 miles to the east and Ravenscourt Park (*District Line*) 0.3 miles to the west. The numerous bus routes passing along King Street and Glenthorne Road provide further transport links.



Connections

STATIONS & TRANSPORT

Ravenscourt Park

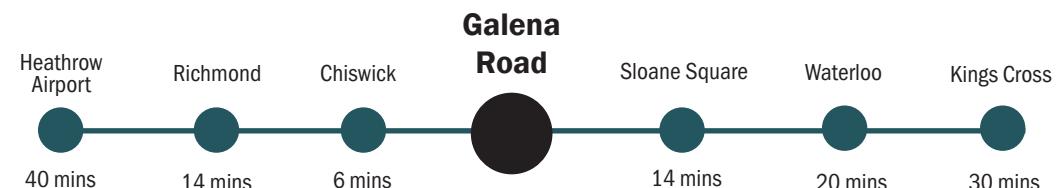
4 minute walk (District Line)

Hammersmith

7 minute walk (District, Circle, Piccadilly and Hammersmith & City Lines). The Piccadilly Line provides direct access to Heathrow Airport.

Road

The A4/M4 provides direct access to the West End (6 miles) Heathrow Airport and the M25.



Local Amenities

1. The Stonemason Arms	5. Town Hall & Civic Campus	9. The Old Ship
2. Kings Mall Shopping Centre	6. Broadway Shopping Centre	10. Corinthians Sailing Club
3. Lyric Theatre	7. Eventim Apollo	11. The River Cafe
4. Post Office	8. Riverside Pubs	12. Novotel Hotel

property

Description

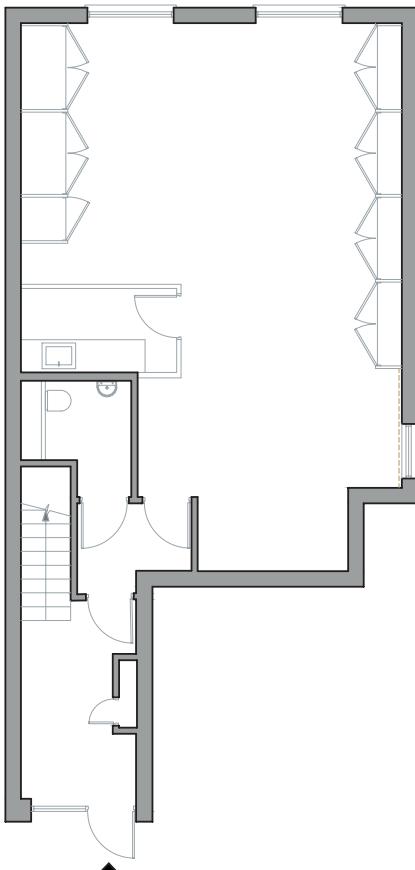
A modern four floor brick clay, courtyard style, self-contained office building.

The office accommodation is open plan with some partitioning that can be removed if not required.

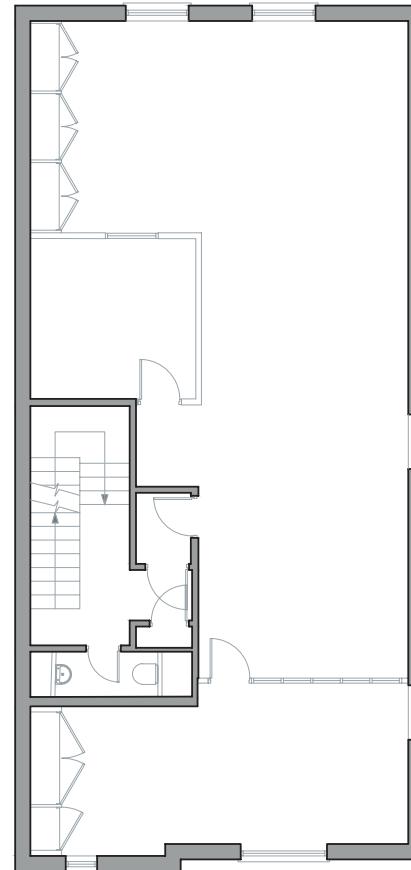
- Comfort cooling
- Rear patio
- Fitted cupboards for storage
- Gas fired central heating
- Kitchenette & WC facilities
- Fire alarm and door entry system
- Under floor trunking
- Garage with 2 car parking spaces



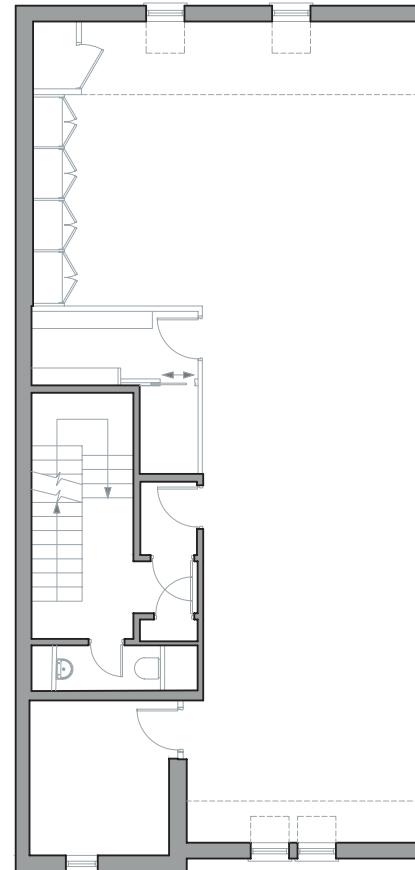
Ground floor



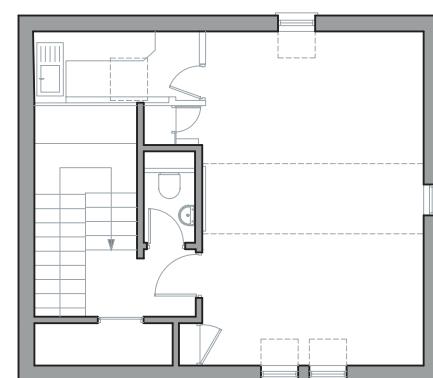
1st floor



2nd floor



3rd floor



The detail

Accommodation

FLOOR	SIZE SQ FT	SIZE SQ M
Ground	720 sq ft	66.89 sq m
First	1,090 sq ft	101.26 sq m
Second	955 sq ft	88.72 sq m
Third	340 sq ft	31.58 sq m
TOTAL	3,105 sq ft	288.46 sq m

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 December 2025

GUIDE PRICE
£1.25 million

RENT
£35 per sq ft

BUSINESS RATES
Ratable Value: £ 107,000 (2025/26)
Rates payable £61,739 per annum or £19.88 per sq ft
To be confirmed through local authority

EPC
Rated C (72)

TENURE
Freehold

VAT
VAT is applicable to the sale

TERMS
Available on a new lease to be agreed



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