



GALENA HOUSE

HAMMERSMITH W6 0LT

TO LET

10,139 sq ft

(942 sq m)

3 FLOOR OFFICE

SELF-CONTAINED

WITH PARKING



LOCATION

The property is situated in an office development to the south of Glenthorne Road and to the north of King Street that provides local restaurant, retail and banking facilities. Ravenscourt Park (District Line) Underground station is less than a 4 minute walk away. At Hammersmith Broadway Underground station there are connections to the Piccadilly, District and Hammersmith & City Lines, the Piccadilly Line providing direct access to Heathrow Airport. Local road connections include the A4/M4 with access to the West End (6 miles) Heathrow Airport and the M25.

RENT

£35.00 per sq ft.

TERMS

Available on a new lease on flexible terms to be agreed.

SERVICE CHARGE

to be confirmed.

RATES

£8.39 per sq ft approx.

(20/21) to be confirmed with local authority.

EPC

Rated E

DESCRIPTION

A modern mid terrace, three floor self contained building suitable for a variety of uses subject to the necessary planning consents. The majority of the space is on the second floor and a mix of open plan and glazed cellular offices.

ACCOMODATION

FLOOR	SIZE SQ FT	SIZE SQ M
Second floor	7,965 sq ft	740 sq m
Mezzanine	516 sq ft	48 sq m
Ground floor	1,658 sq ft	154 sq m
TOTAL	10,139 sq ft	942 sq m

AMENITIES

- Gas fired central heating
- Passenger lift to all floors
- Air conditioning
- Kitchen and WC facilities
- Fire alarm and door entry system
- Perimeter trunking with CAT V cabling
- 2 car parking spaces

FOR FURTHER INFORMATION
PLEASE CONTACT SOLE AGENTS

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