

TO LET

3,044 sq ft
(282.79 sq m)

Two floor
self-contained,
loft style, office
building

frost
meadowcroft

brand events

4

4 VENCOURT PLACE
Ravenscourt Park, Hammersmith, W6 9NU

LOCATION

The building is situated just a 4 minutes' walk from Ravenscourt Park Underground Station. Travelling from central London, the station is conveniently situated prior to the line split at Turnham Green.

Ravenscourt Park is on the District Line, Zone 2, and only a two minute journey from Hammersmith Broadway, which offers access to the Piccadilly, Circle and Hammersmith & City lines, as well as Hammersmith Bus Station.

Convenient links are also provided to the West End and Heathrow via the A4/M4 and the building has connections to Riverside cycling routes, with the River Thames only a short stroll away.

DESCRIPTION

4 Vencourt Place, comprises a self-contained 2 floor loft style, office building. Vencourt Place provides a secluded, interesting office environment, local occupiers include Kelly Hoppen and Skiworld.

AMENITIES

- Good natural light
- Wall mounted air cooling/heating units
- Exposed trusses
- Feature lighting
- Wood floors

ACCOMODATION

FLOOR	SIZE SQ FT	SIZE SQ M
Mezzanine	1,127 sq ft	104.7 sq m
Ground	1,917 sq ft	178.09 sq m
TOTAL	3,044 sq ft	282.79 sq m

RENT: £39.50 per sq ft

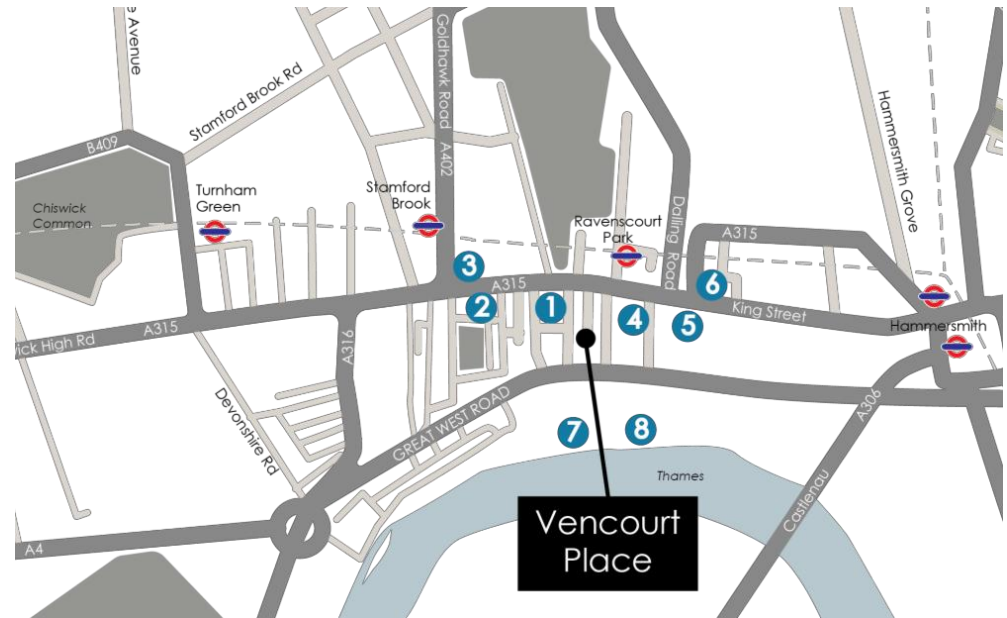
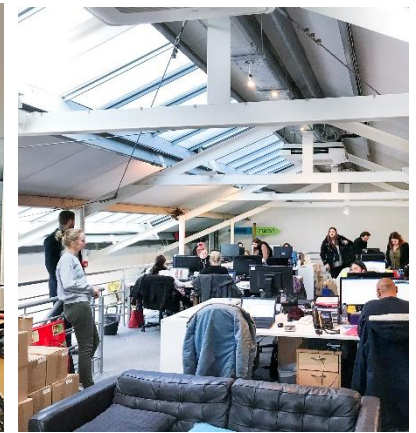
TERMS: A new lease is available directly from the Landlord for a term by arrangement.

ESTATE CHARGE: £1.00 per sq ft (approx)

RATES: £13.12 per sq ft (20/21). To be confirmed with Local Authority

EPC: Rated D

PARKING: Car parking spaces available on a separate licence



DIRECTORY

1. Tesco's Express
2. Sainsbury's Local

3. Artisan Coffee
4. Town Hall

5. Hampshire Hog
6. Post Office

7. Corinthians Sailing Club
8. The Old Ship

VIEWINGS BY APPOINTMENT THROUGH SOLE AGENT

Jack Realey & Justin Clack

jrealey@frostmeadowcroft.com

jclack@frostmeadowcroft.com

www.frostmeadowcroft.com

020 8748 1200

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 date July 2020)

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