



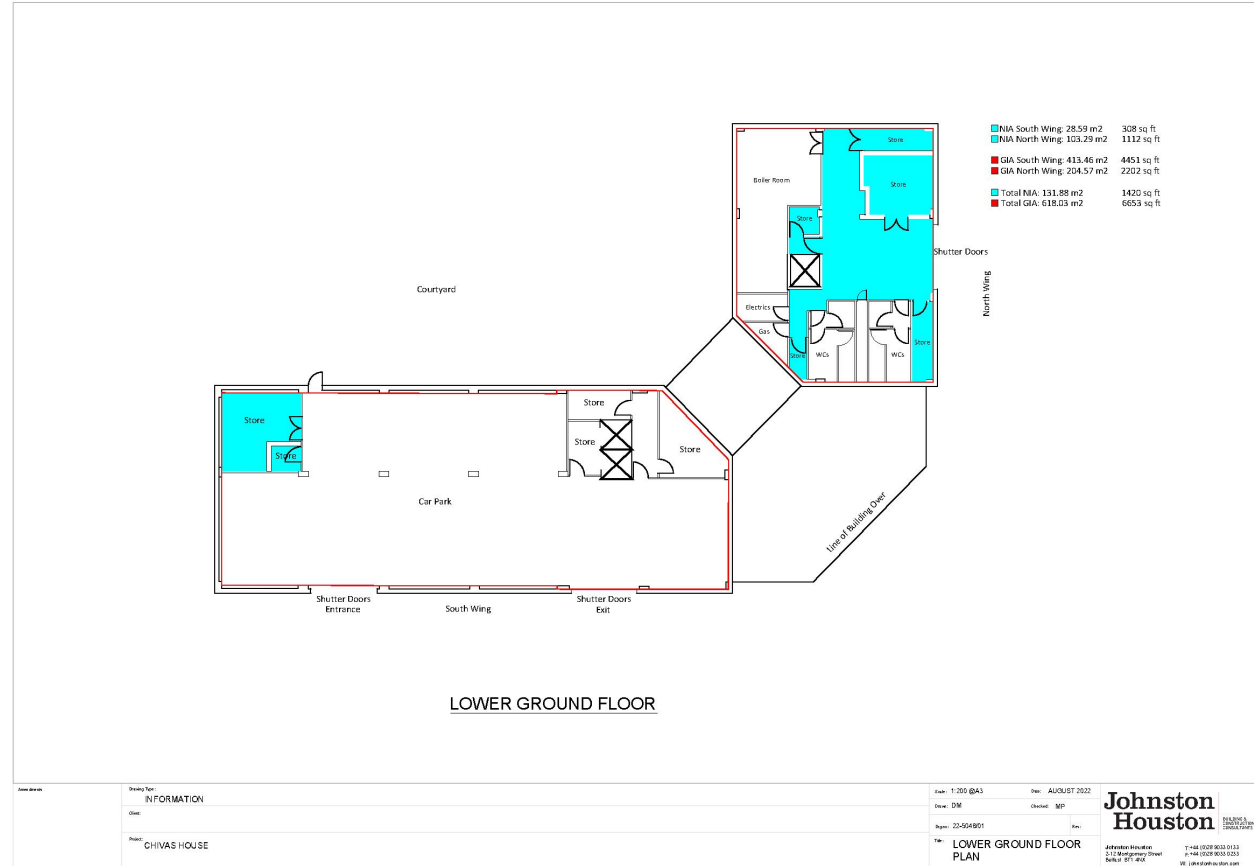
frost
meadowcroft

OFFICE TO LET
CHIVAS HOUSE, 72 CHANCELLORS ROAD, HAMMERSMITH, W6 9RS
1,285 TO 27,775 SQ FT (119.38 TO 2,580.38 SQ M)

Chivas House offers a variety of flexible office spaces in Hammersmith from large open plan floors to smaller offices ready for occupation.

KEY POINTS

- Flexible & Affordable workspaces
- Air-Conditioning
- Private Office/Meeting Room
- Waterfront location
- Courtyard
- Accent Lighting
- Car Charging Station
- Parking on site

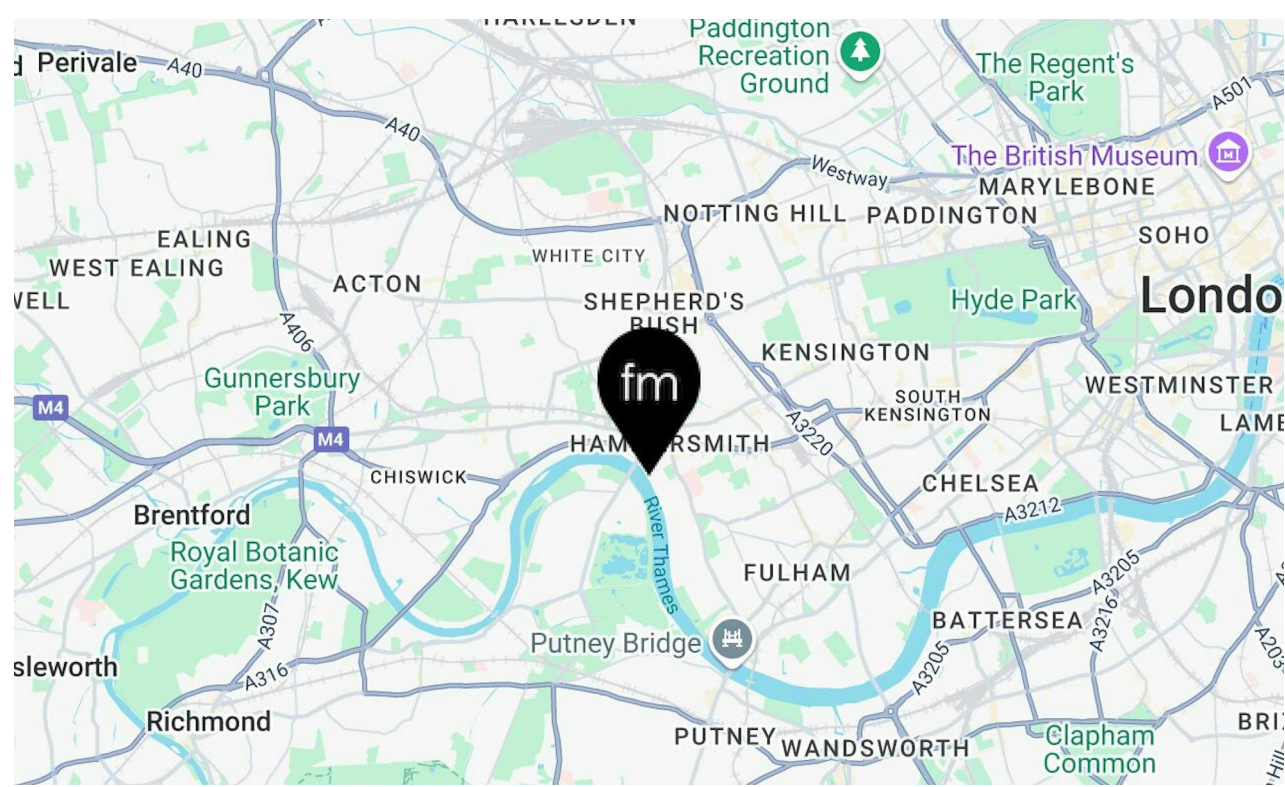


LOCATION

Located fronting onto the Thames in Hammersmith at the southern end of Chancellors road, the building is well located close to the local restaurants and amenities. The underground station and town centre facilities of Hammersmith are a short walk away.

DESCRIPTION

Chivas House is a prominent office building facing onto the river Thames in Hammersmith. The space can be offered as 'Plug & Play' for smaller offices or alternatively taken on larger floors or even as whole self contained HQ building. The property benefits from full access raised floors, air conditioning, LED Lighting and 2 passenger lifts and full canteen facilities in the lower ground floor. The building also benefits from some on-site car parking in a secure courtyard.



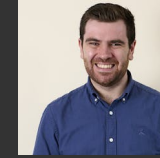


AVAILABILITY

Name	sq ft	sq m	Availability
Lower Ground - Lower Ground	1,285	119.38	Available
Ground	3,440	319.59	Available
1st	7,775	722.32	Available
2nd	7,775	722.32	Available
3rd	7,500	696.77	Available
Total	27,775	2,580.38	



CONTACT



Giles Harker

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gharker@frostmeadowcroft.com

RENT

£27.50 - £40 per sq ft

BUSINESS RATES

Rates Payable £18 per sq ft

SERVICE CHARGE

£5.50 per sq ft

TERMS

Flexible lease terms can be offered to suit shorter term requirements to longer term leases.

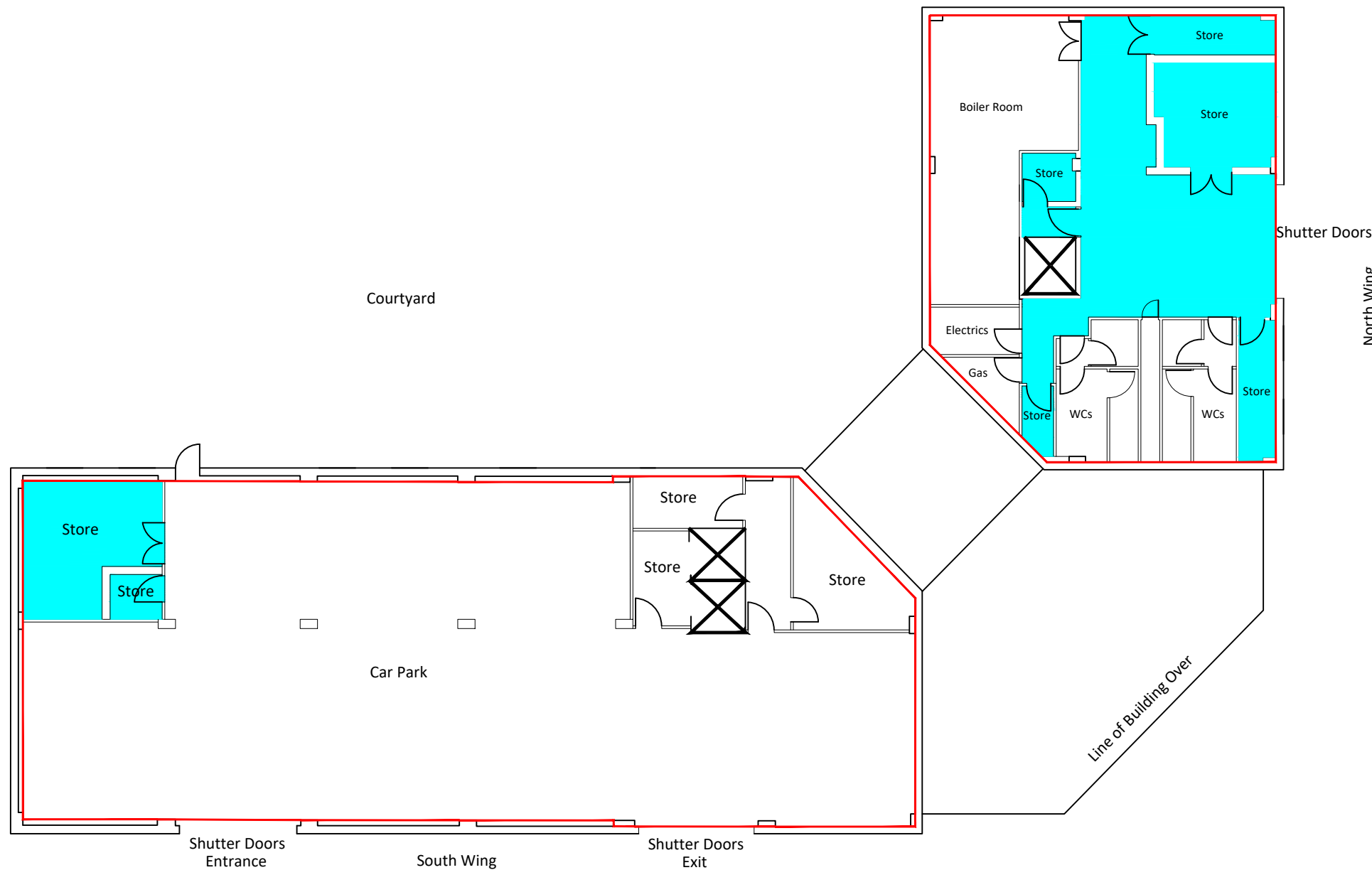
FLEXIBILITY

Please note that the ground and first floors can be split to accommodate smaller size requirements from around 500 sq ft.

Date of Publication: December 2024



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.



■ NIA South Wing: 28.59 m2	308 sq ft
■ NIA North Wing: 103.29 m2	1112 sq ft
■ GIA South Wing: 413.46 m2	4451 sq ft
■ GIA North Wing: 204.57 m2	2202 sq ft
■ Total NIA: 131.88 m2	1420 sq ft
■ Total GIA: 618.03 m2	6653 sq ft

LOWER GROUND FLOOR

Amendments

Drawing Type:
INFORMATION

Client:

Project:
CHIVAS HOUSE

Scale: 1:200 @A3

Date: AUGUST 2022

Drawn: DM

Checked: MP

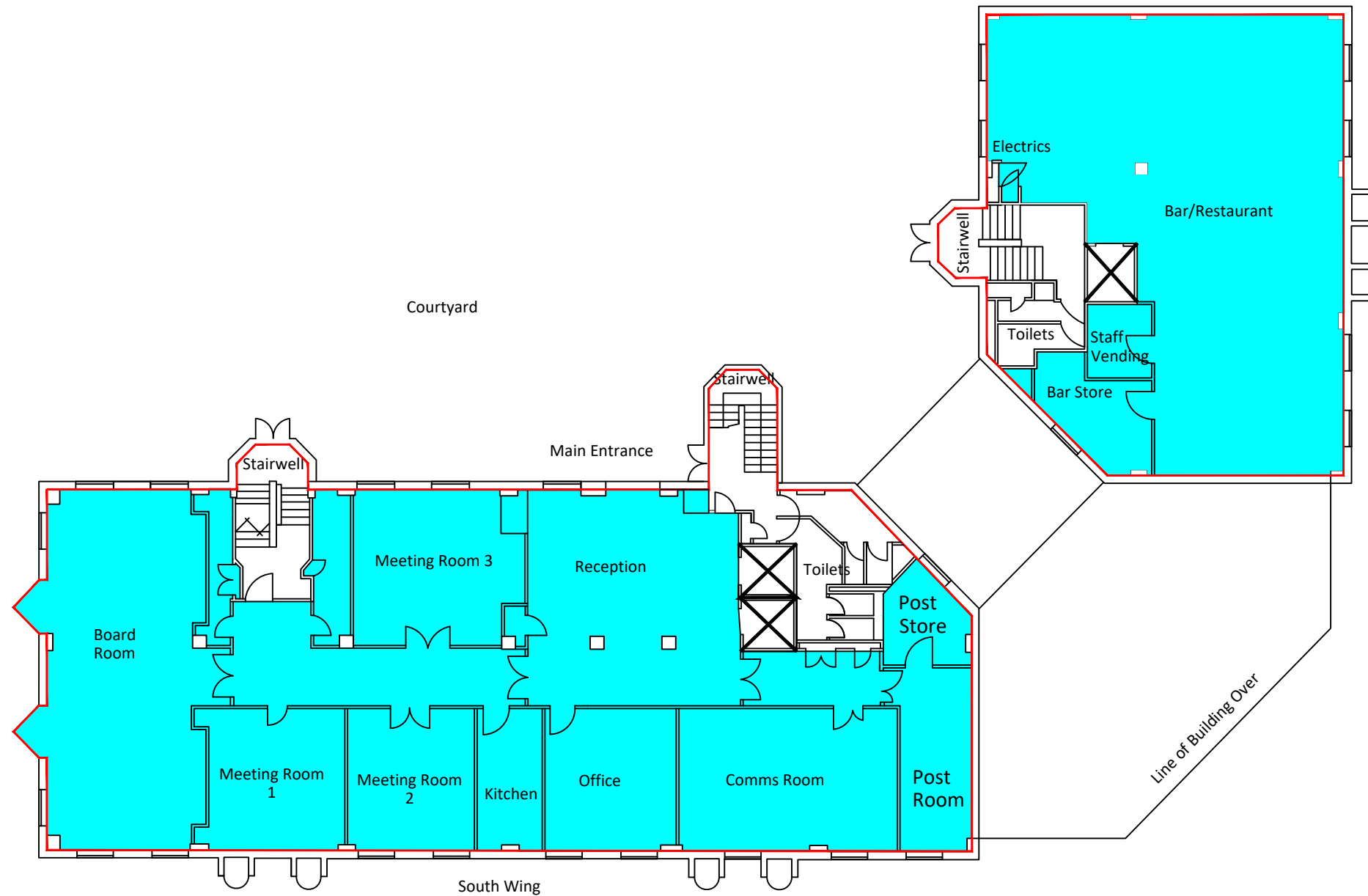
Dwg.no: 22-5048/01

Rev:

Title: **LOWER GROUND FLOOR
PLAN**

**Johnston
Houston**
BUILDING &
CONSTRUCTION
CONSULTANTS

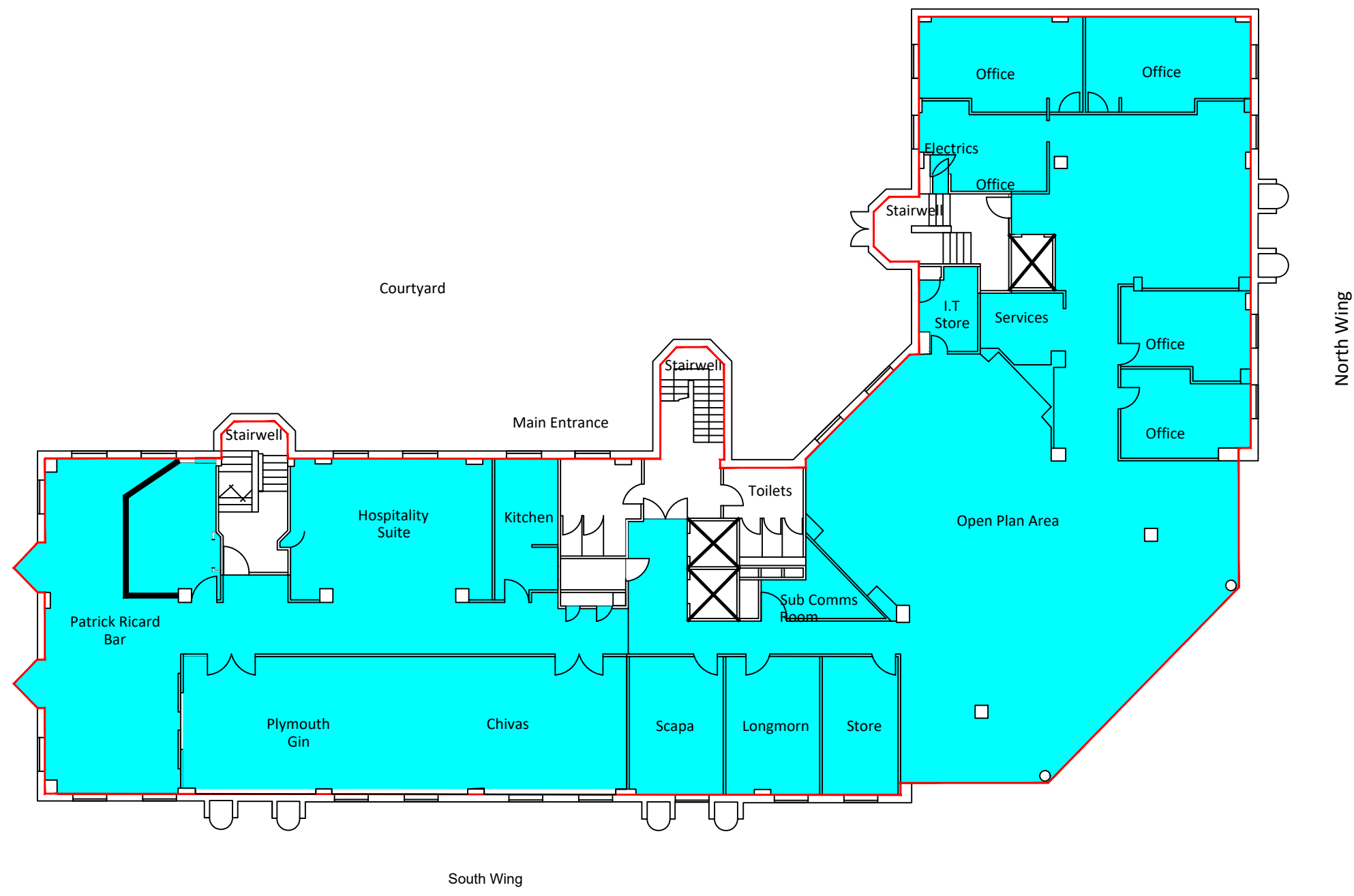
Johnston Houston
2-12 Montgomery Street
Belfast BT1 4NX
T: +44 (0)28 9033 0133
F: +44 (0)28 9033 0233
W: johnstonhouston.com



■ NIA South Wing: 381m2	4102 sq ft
■ NIA North Wing: 178.93 m2	1926 sq ft
■ GIA South Wing: 441.96 m2	4758 sq ft
■ GIA North Wing: 208.65 m2	2246 sq ft
■ Total NIA : 558.93 m2	6028 sq ft
■ Total GIA : 650.61 m2	7004 sq ft

GROUND FLOOR

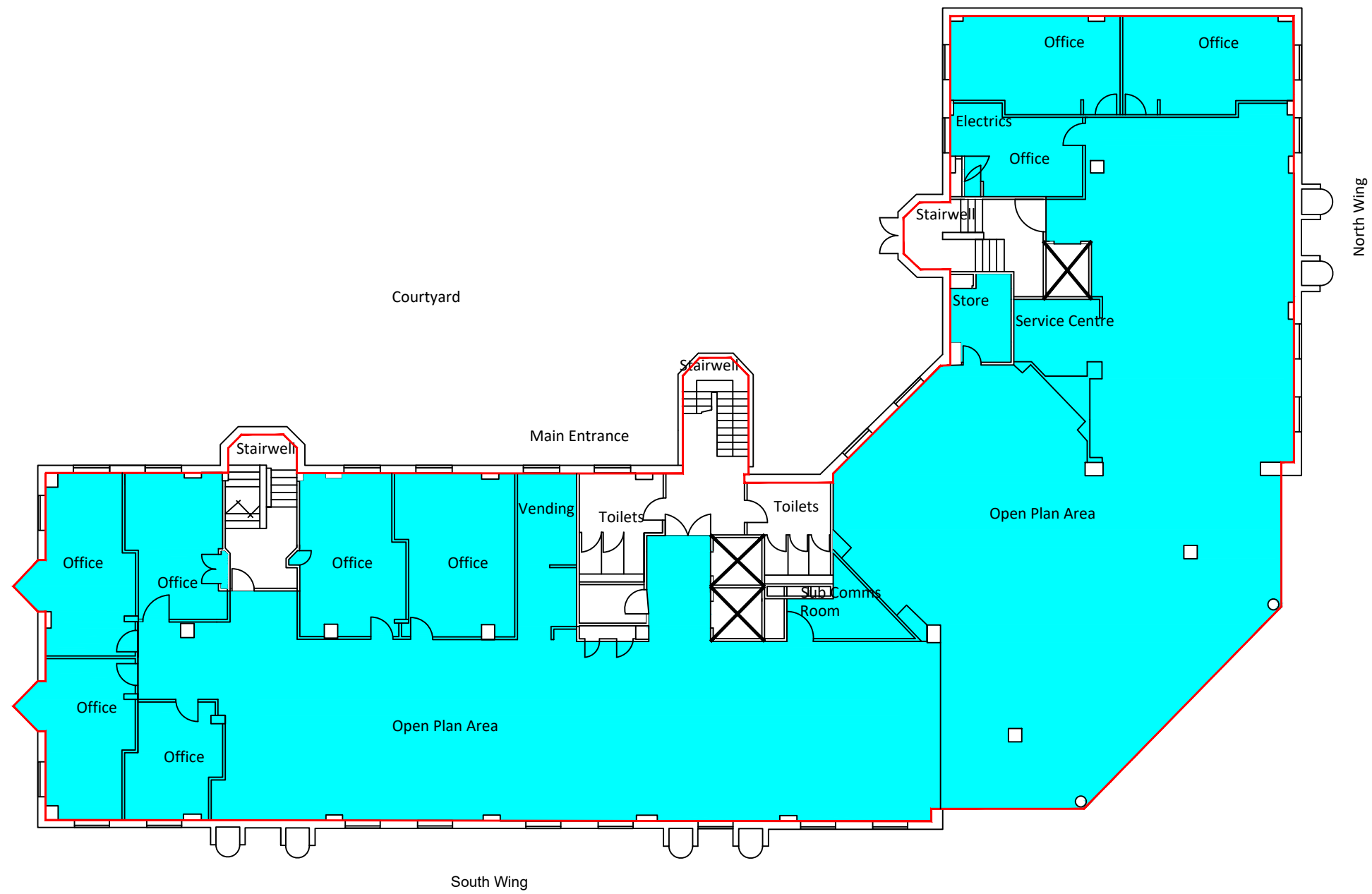
Amendments	Drawing Type: INFORMATION	Scale: 1:200 @A3	Date: AUGUST 2022	Johnston Houston <small>BUILDING & CONSTRUCTION CONSULTANTS</small>
	Client:	Drawn: DM	Checked: MP	
	Project: CHIVAS HOUSE	Dwg.no: 22-5048/02	Rev:	
	Title: GROUND FLOOR PLAN		Johnston Houston 2-12 Montgomery Street Belfast BT1 4NX T: +44 (0)28 9033 0133 F: +44 (0)28 9033 0233 W: johnstonhouston.com	



■ NIA : 721.9 m2 7771 sq ft
 ■ GIA : 819.02 m2 8816 sq ft

FIRST FLOOR

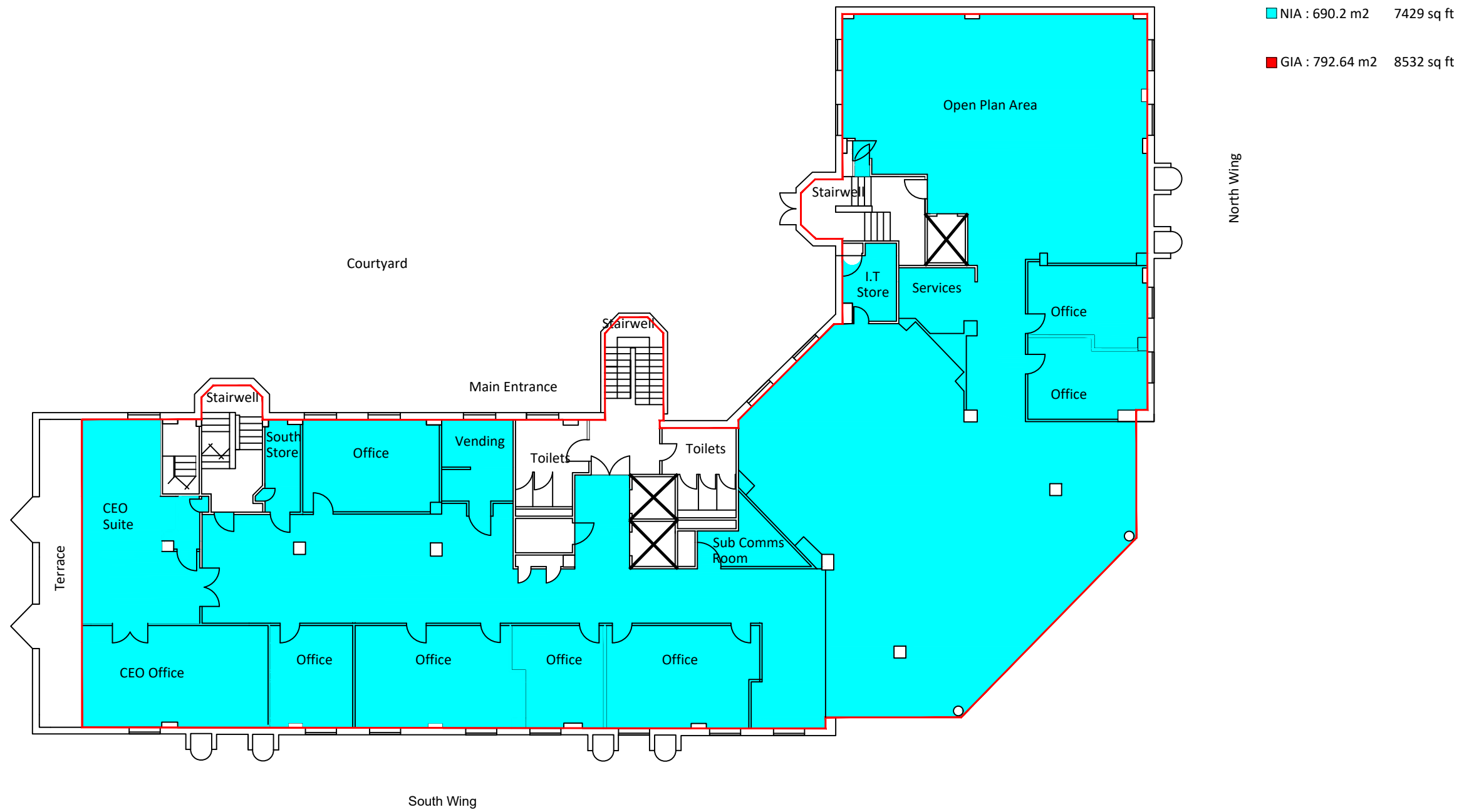
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	Client:	Drawn: DM	Checked: MP	
	Project: CHIVAS HOUSE	Dwg.no: 22-5048/03	Rev:	
		Title: FIRST FLOOR PLAN	Johnston Houston 2-12 Montgomery Street Belfast BT1 4NX T: +44 (0)28 9033 0133 F: +44 (0)28 9033 0233 W: johnstonsouston.com	



■ NIA : 721.9 m2 7771 sq ft
 ■ GIA : 819.02 m2 8816 sq ft

SECOND FLOOR

Amendments	Drawing Type: INFORMATION	Scale: 1:200 @A3	Date: AUGUST 2022	Johnston Houston <small>BUILDING & CONSTRUCTION CONSULTANTS</small>
	Client:	Drawn: DM	Checked: MP	
	Project: CHIVAS HOUSE	Dwg.no: 22-5048/04	Rev:	
	Title: SECOND FLOOR PLAN		Johnston Houston 2-12 Montgomery Street Belfast BT1 4NX T: +44 (0)28 9033 0133 F: +44 (0)28 9033 0233 W: johnstonthouston.com	



THIRD FLOOR

Amendments

Drawing Type:
INFORMATION

Client:

Project:
CHIVAS HOUSE

Scale: 1:200 @A3

Date: AUGUST 2022

Drawn: DM

Checked: MP

Dwg.no: 22-5048/05

Rev:

Title: **THIRD FLOOR PLAN**

**Johnston
Houston**
BUILDING &
CONSTRUCTION
CONSULTANTS

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