

WAREHOUSE OFFICES TO LET

THE AIRCRAFT FACTORY

100 CAMBRIDGE GROVE, HAMMERSMITH,
LONDON W6 0LE
2,394 SQ FT
FIRST FLOOR WITH GREAT VIEWS



FIRST FLOOR OFFICE WITH KITCHEN AND ONE MEETING ROOM

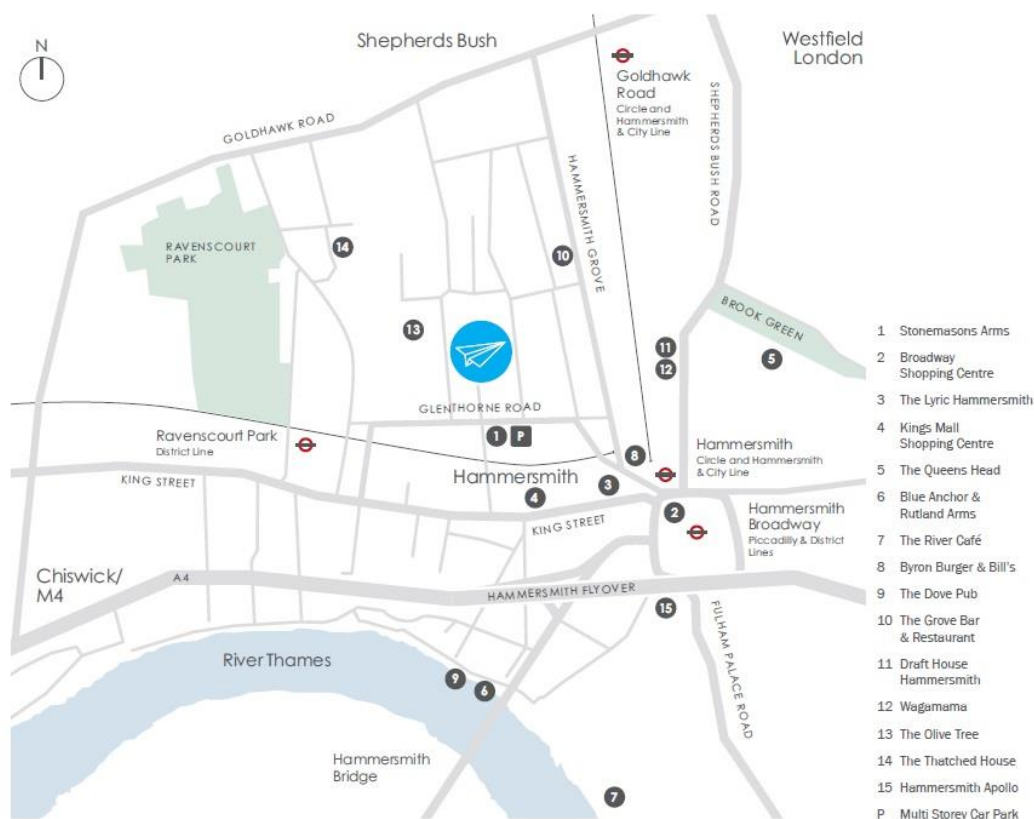
LOCATION

The Aircraft Factory is in central Hammersmith bordered by Shepherd's Bush to the north, Kensington to the east, Chiswick to the west and Fulham to the south and is one of Hammersmith's most successful and sort after multi let office schemes.

Hammersmith is one of west London's key commercial and employment centers and a transport hub for west London, with two London Underground Stations.

For more information visit eddisons.com
T: 020 3205 0200

Access London Heathrow in less than 40 minutes either directly via the Piccadilly Line, or a short car journey along the M4.



THE BUILDING

Originally the site of the Alliance Airplane Company Ltd, The Aircraft Factory is a converted factory structure with full ceiling heights that provides a campus office environment with on-site coffee bar (Cable & Co) and break out areas.

The scheme has proved immensely popular with many tenants including, Gram Games, Lee Cooper, Vista entertainment, Odds checker, H&H Global, Deltek, Sybarite Architects, Kau Media and Firefly learning.

The building has 24/7 access and security.

Landscaped grounds.

On site coffee bar run by Cable & Co

Electric car charging points

Scheme bicycles available to borrow.

Wi fi to common areas

For more information visit eddisons.com
T: 020 3205 0200

Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS



Great ground floor reception with seating and circulation areas

ACCOMMODATION

The available suite is situated on the first floor and accessed via a staircase. There is no lift access. All areas quoted are IPMS3-Office.

The premises are currently arranged in open plan with a private meeting room and small fitted kitchen.

LEASE

A new lease is available on FRI terms directly from the freeholders.

FLOOR AREA

IPMS3 Office 2,394 sqft

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band C-64

For more information visit eddisons.com
T: 020 3205 0200

Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS



External communal areas and bicycle parking

RENT

£55.00/sq ft

SERVICE CHARGE

On account service charge Year ending Dec 2022 **£9.50/sq ft**

BUSINESS RATES

RV Unit 1.1

£97,500

Rates payable Approx. £51,870 pa

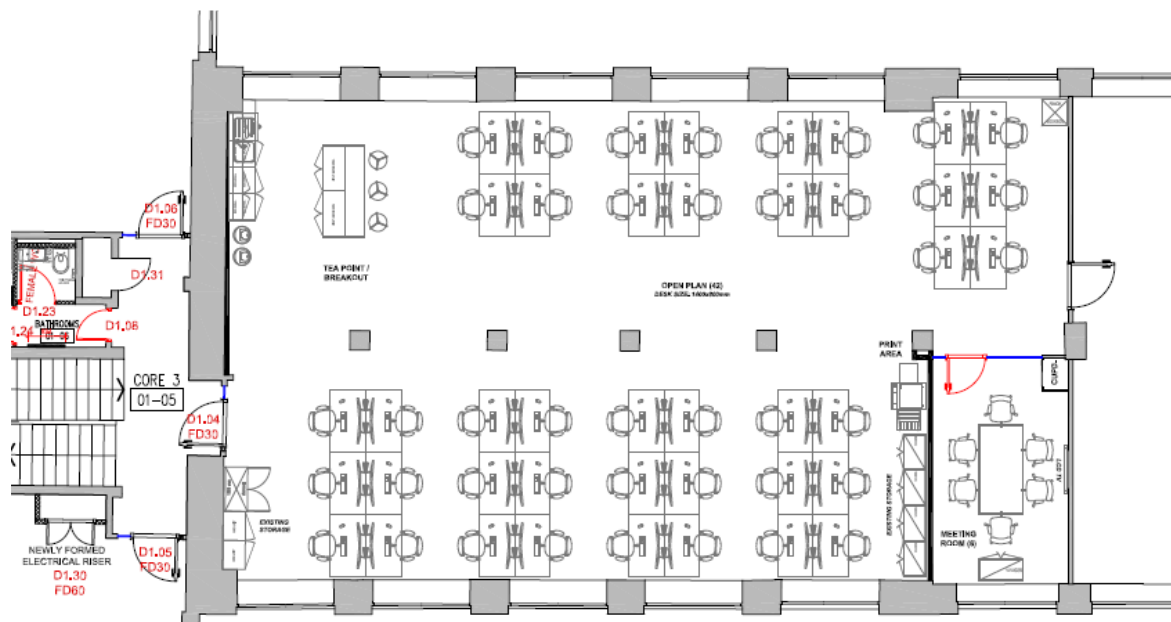
£21.66/sq ft payable to year ending April 2022.

For more information visit [eddisons.com](https://www.eddisons.com)
T: 020 3205 0200

Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS



Floor plan showing Kitchen and small meeting room/private office
NOTE all furniture has been removed.
NOT TO SCALE

- Character, warehouse office scheme
- High ceilings / concrete ceilings
- Air conditioning/heating
- Wi-Fi across all common areas
- Communal inside and outside seating for informal meetings
- Pendant energy efficient lighting
- Wood flooring
- On site coffee bar
- Quiet, green environment just five minutes' walk from the stations of Hammersmith
- Immediate phone / data connectivity with 1GB high speed internet, subject to terms
- Cycling bays and showers
- Unisex super loos in common parts
- Car parking and EV charging points by arrangement.

For more information visit eddisons.com
T: 020 3205 0200

Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS



INSPECTIONS VIA SOLE AGENTS

Eddisons
020 3205 0200
eddisons.com

Tim Wilkinson 07973 302 814
tim.wilkinson@eddisons.com

Mark Belsham 07973 372 698
mark.belsham@eddisons.com

For more information visit eddisons.com
T: 020 3205 0200

Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS