

3 & 4 ALBION PLACE

Hammersmith London W6 0QT



TO LET 2,103 – 2,284 – 4,387 sq ft

Self-contained offices in an attractive courtyard development with parking

LOCATION

The property is situated in an attractive courtyard development between King Street and Glenthorne Road. King Street provides restaurant, retail and banking facilities. Ravenscourt Park (District line) underground station is 4 minutes’ walk. Hammersmith Broadway and underground station (Piccadilly, District, Circle and Hammersmith & City lines) is 8 minutes’ walk. The Piccadilly line provides direct access to Heathrow Airport. The A4/M4 provides access to the West End (6 miles) Heathrow Airport and the M25.



DIRECTORY

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



DESCRIPTION

Interlinking three storey properties which can be let individually or together arranged over ground, first and second floor. To be refurbished to provide smart open plan office accommodation.

ACCOMODATION

FLOOR	UNIT 3	UNIT 4
Second Floor	752 sq ft (69.9 sq m)	687 sq ft (63.8 sq m)
First Floor	763 sq ft (70.9 sq m)	699 sq ft (64.9 sq m)
Ground Floor	769 sq ft (71.4 sq m)	717 sq ft (66.6 sq m)
TOTALS	2,284 sq ft (212.2 sq m)	2,103 sq ft (195.3 sq m)

AMENITIES

- Excellent natural light
- Comfort cooling
- Central heating
- WC
- On site car parking

RENT SERVICE CHARGE TERMS RATES

£39.50 per sq ft

To be confirmed.

Available on a new lease direct from the landlord

£12.00 per sq ft (2020/21)

to be confirmed through local authority

EPC

C (64) rating

CONTACT SOLE AGENTS

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