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

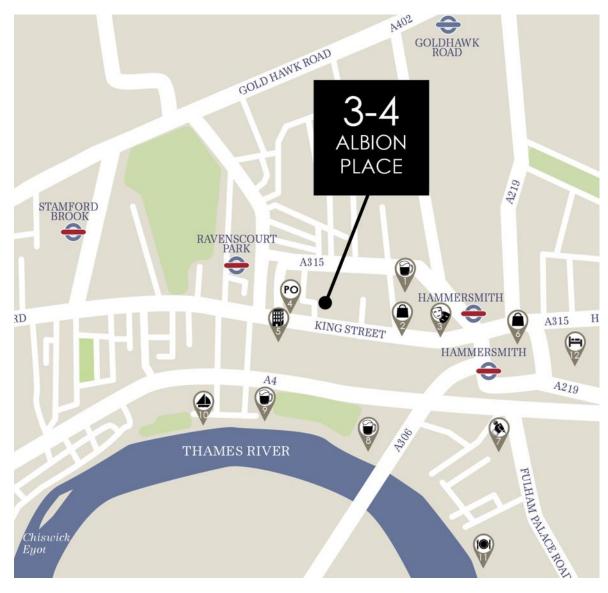
LOCATION

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.









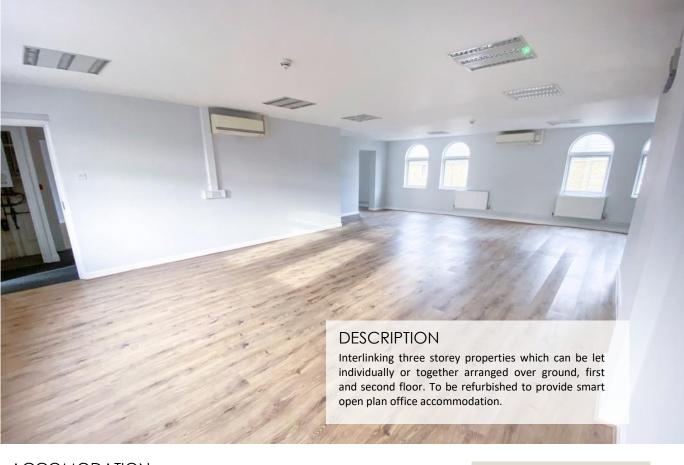
DIRECTORY

- 1. The Stonemasons Arms
- 5. Town Hall
- 9. The Old Ship

- 2. Kings Mall Shopping Centre
- 6. Broadway Shopping Centre
- 10. Corinthians Sailing Club
- 3. Lyric Theatre
- 7. Eventim Apollo
- 11. The River Cafe
- 4. Post Office
- 8. Riverside Pubs
- 12. Novotel Hotel







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 £39.50 per sq ft SERVICE CHARGE To be confirmed.

EPC

TERMS Available on a new lease direct from the landlord **RATES**

£12.00 per sq ft (2020/21)

C (64) rating

CONTACT SOLE AGENTS to be confirmed through local authority Shaun Wolfe swolfe@frostmeadowcroft.com

Jack Realey <u>jrealey@frostmeadowcroft.com</u>

020 8748 1200

www.frostmeadowcroft.com

frost meadowcroft

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 Jan 2021)