

26-28 HAMMERSMITH
GROVE



FRESH APPROACH

THE RECEPTION HAS UNDERGONE A COMPREHENSIVE REFURBISHMENT TO CREATE A NEW BREAK OUT, MEETING AND SEATING AREA ALONG WITH A NEW CAFÉ AT THE FRONT OF THE BUILDING.



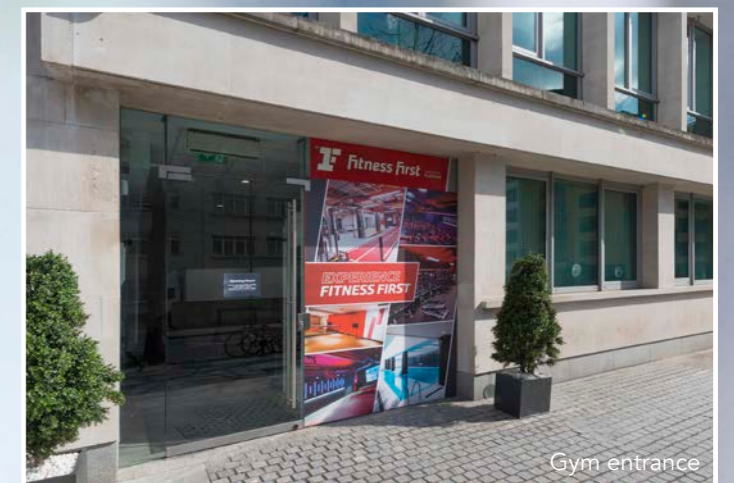
EARLY MEETING

A NEW CAFE IS AT THE FRONT OF THE BUILDING WITH STREET ACCESS AND EXTERNAL SEATING.

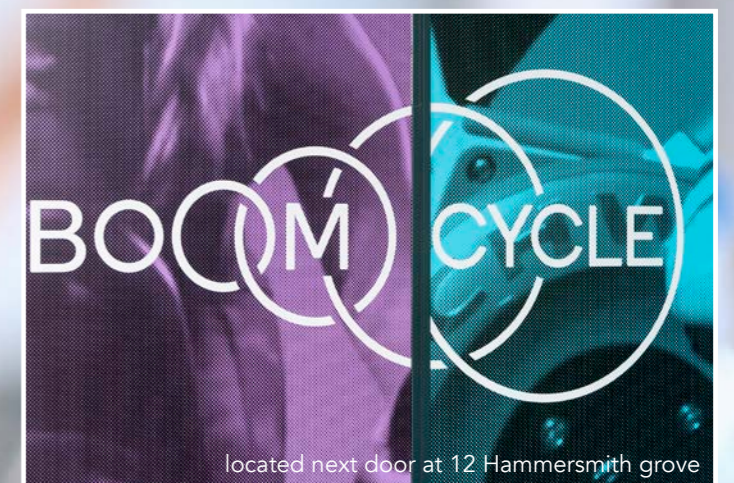


FITNESS FIRST ARE LOCATED ON THE LOWER GROUND FLOOR AND OFFERS YOU EVERYTHING YOU NEED TO REACH YOUR HEALTH AND FITNESS GOALS. THERE ARE ALTERNATIVE GYMS NEARBY AND THE RIVER THAMES FOOT PATH, IF YOU FANCY A RUN.

TIME TO WORK OUT



Gym entrance



located next door at 12 Hammersmith grove



located on Hammersmith Road

OUT AND ABOUT







HAMMERSMITH PROVIDES GREAT LOCAL AMENITIES INCLUDING THE KINGSMALL AND BROADWAY SHOPPING CENTRES, INDEPENDENT RETAILERS, COFFEE SHOPS AND AN ABUNDANCE OF RESTAURANTS.

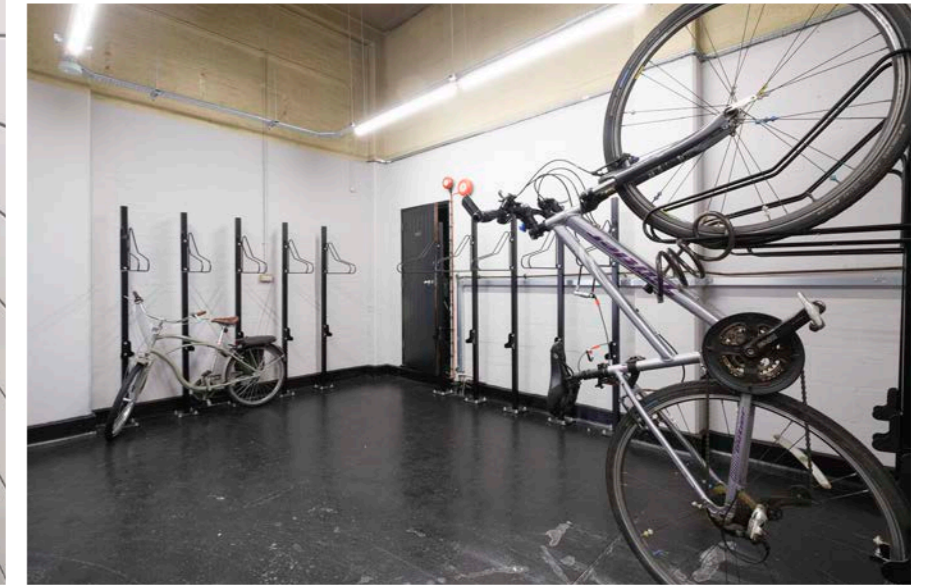
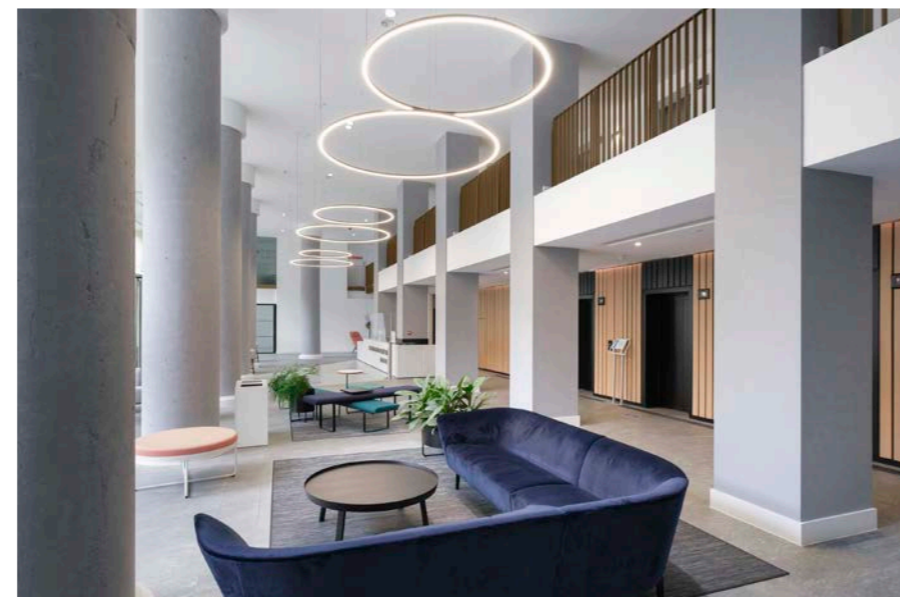
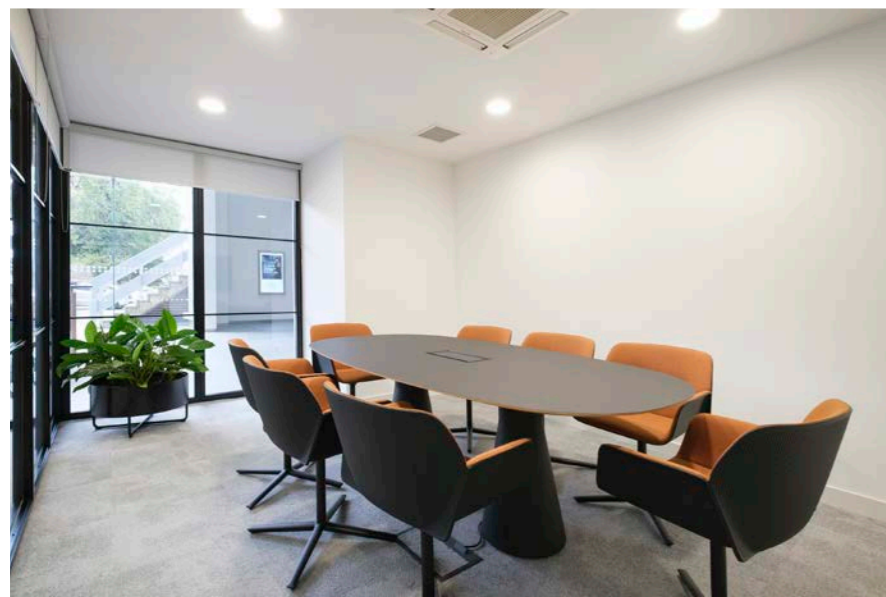
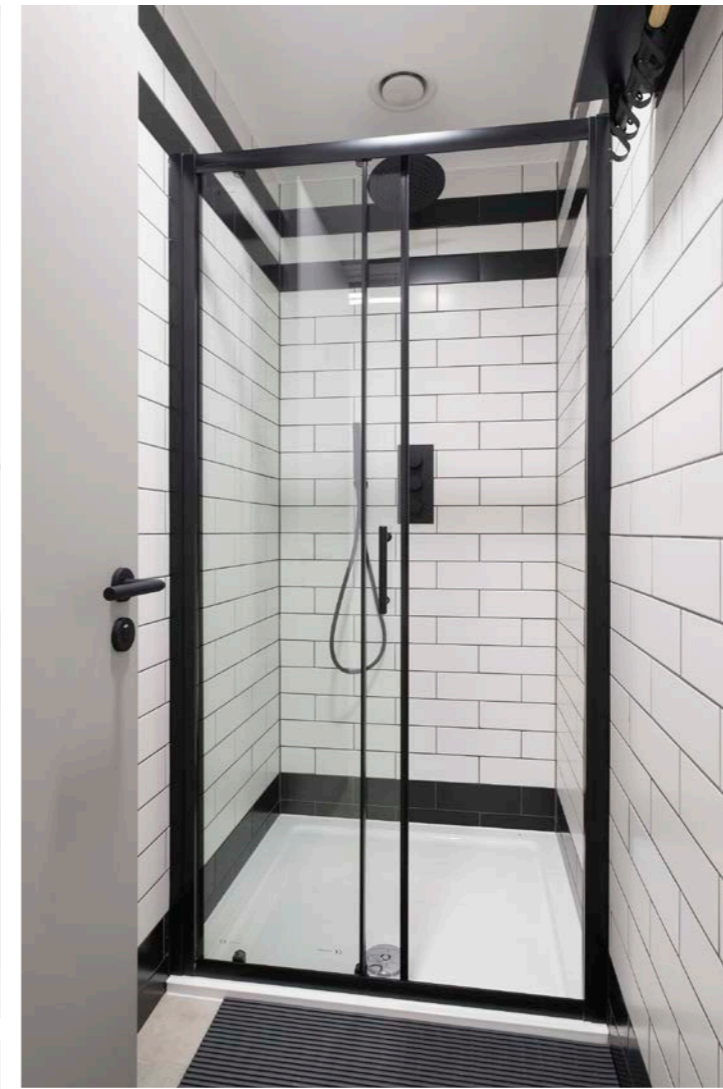
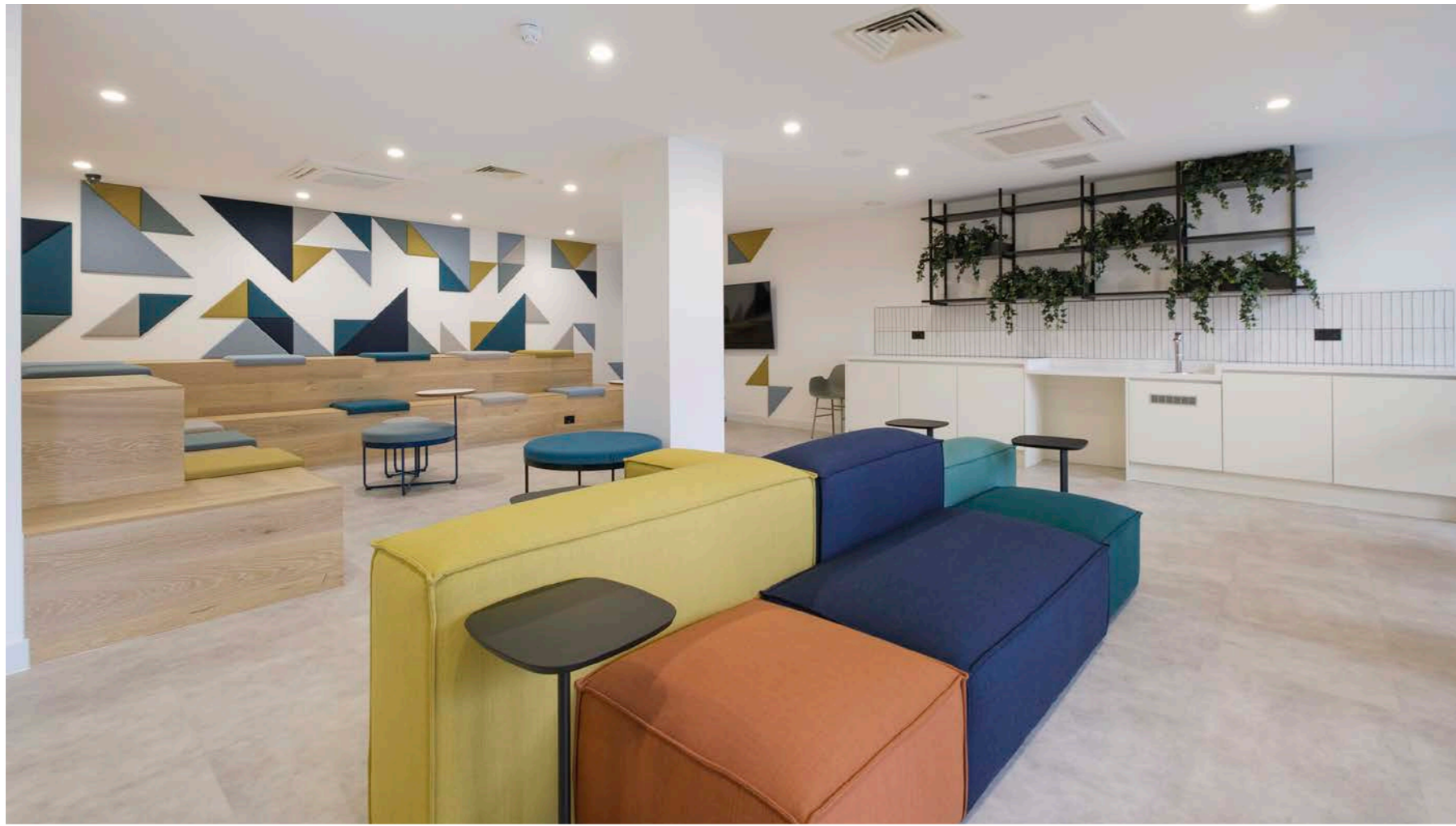


WITH SUITE SIZES VARYING FROM 744 SQ FT TO WHOLE FLOORS OF 18,808 SQ FT WITH A VARIETY OF SUITE SIZES IN BETWEEN. THE BUILDING OFFERS OCCUPIERS MAXIMUM FLEXIBILITY IN TERMS OF THE OCCUPATION NEEDS.

WORKSPACE



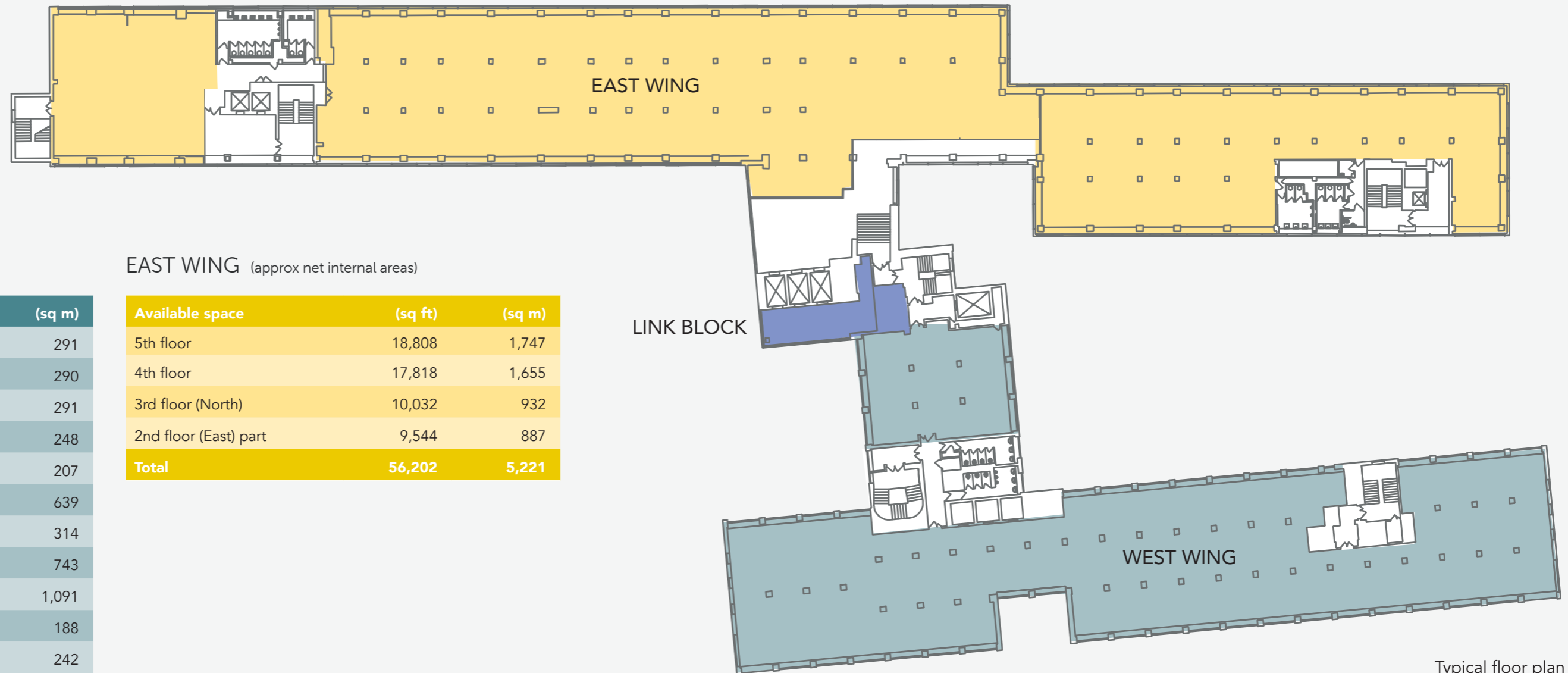
-  AIR CONDITIONING
-  FULL ACCESS RAISED FLOORS
-  LED LIGHTING
-  6 X 12 PERSON PASSENGER LIFTS
-  DEDICATED GOODS LIFT
-  EXCELLENT ON-SITE CAR PARKING FACILITIES
-  NEW ON SITE CAFÉ
-  ON SITE GYM & SWIMMING POOL (FITNESS FIRST)
-  SHOWERS
-  BIKE STORAGE
-  24 HOUR SECURITY
-  COLLABORATIVE SPACE & MEETING ROOMS (GROUND FLOOR)



FLEXIBLE SPACE

THE FLOORS OFFER FLEXIBILITY TO BE SPLIT INTO OCCUPIER REQUIREMENTS

SPACE AVAILABLE FROM 744 SQ FT



Typical floor plan

WEST WING (approx net internal areas)

Available space	(sq ft)	(sq m)
11th floor	3,127	291
10th floor	3,123	290
9th floor	3,135	291
8th floor	2,674	248
7th floor	2,233	207
6th floor	6,875	639
5th floor	3,379	314
4th floor	7,995	743
3rd floor	11,743	1,091
2nd floor part	2,027	188
2nd floor part	2,607	242
1st floor	6,218	578
Ground floor part	5,941	552
Total	61,077	5,674

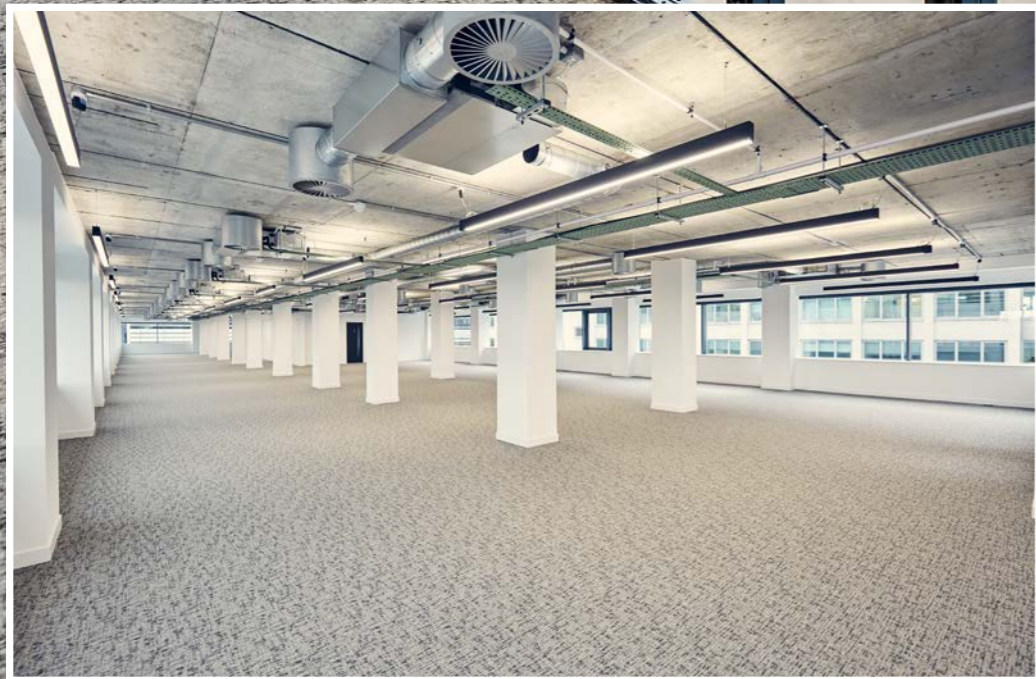
EAST WING (approx net internal areas)

Available space	(sq ft)	(sq m)
5th floor	18,808	1,747
4th floor	17,818	1,655
3rd floor (North)	10,032	932
2nd floor (East) part	9,544	887
Total	56,202	5,221

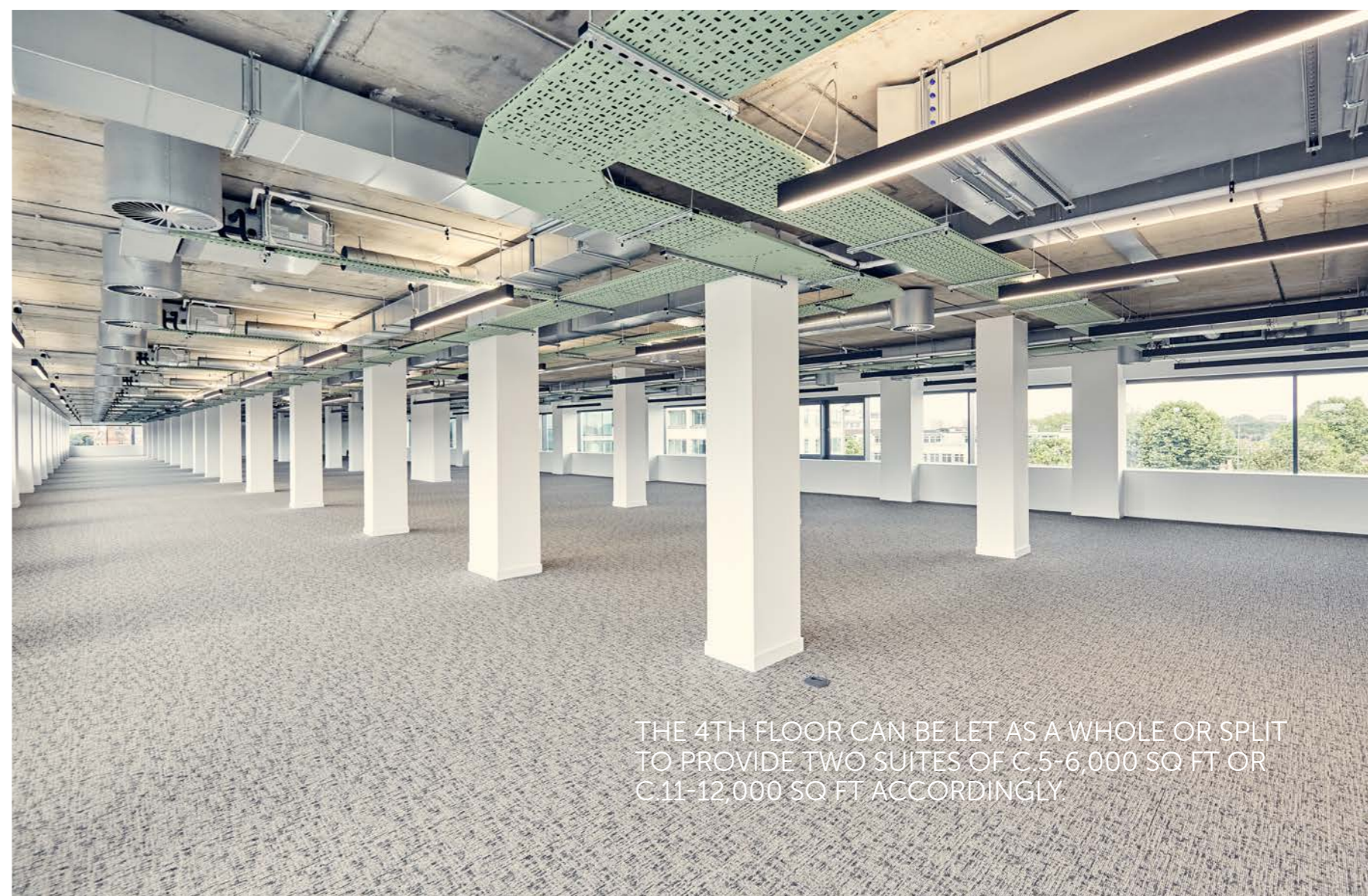
LINK BLOCK (approx net internal areas)

Available space	(sq ft)	(sq m)
2nd floor	744	69
Total	744	69

COMPLETELY TRANSFORMED



- THE FOURTH FLOOR HAS BEEN NEWLY REFURBISHED TO PROVIDE
- NEW HIGH EFFICIENCY HEAT RECOVERY VRV AIR CONDITIONING
 - TWO LOCAL HEAT RECOVERY VENTILATION UNITS
 - NEW LED LIGHTING
 - SUSPENDED LINEAR LED LIGHT FITTINGS
 - FULL ACCESS RAISED FLOOR
 - NEW MALE, FEMALE AND ACCESSIBLE WC'S.
 - NEW CHIC LOUNGE LOBBY AREA WITH GEOMETRIC FEATURE GLAZING



THE 4TH FLOOR CAN BE LET AS A WHOLE OR SPLIT TO PROVIDE TWO SUITES OF C. 5-6,000 SQ FT OR C. 11-12,000 SQ FT ACCORDINGLY

GETTING AROUND

HAMMERSMITH FORMS THE GATEWAY TO LONDON, STRATEGICALLY POSITIONED FOR BUSINESS. EXCELLENT ROAD AND PUBLIC TRANSPORT LINKS CONNECT HAMMERSMITH TO CENTRAL LONDON AND THE NATIONAL MOTORWAY NETWORK VIA THE M25.



By Underground

Paddington	12 mins
Victoria	14 mins
Green Park	14 mins
Charing Cross	20 mins
Waterloo	22 mins
King's Cross	24 mins
Heathrow Airport	32 mins
Liverpool Street	32 mins

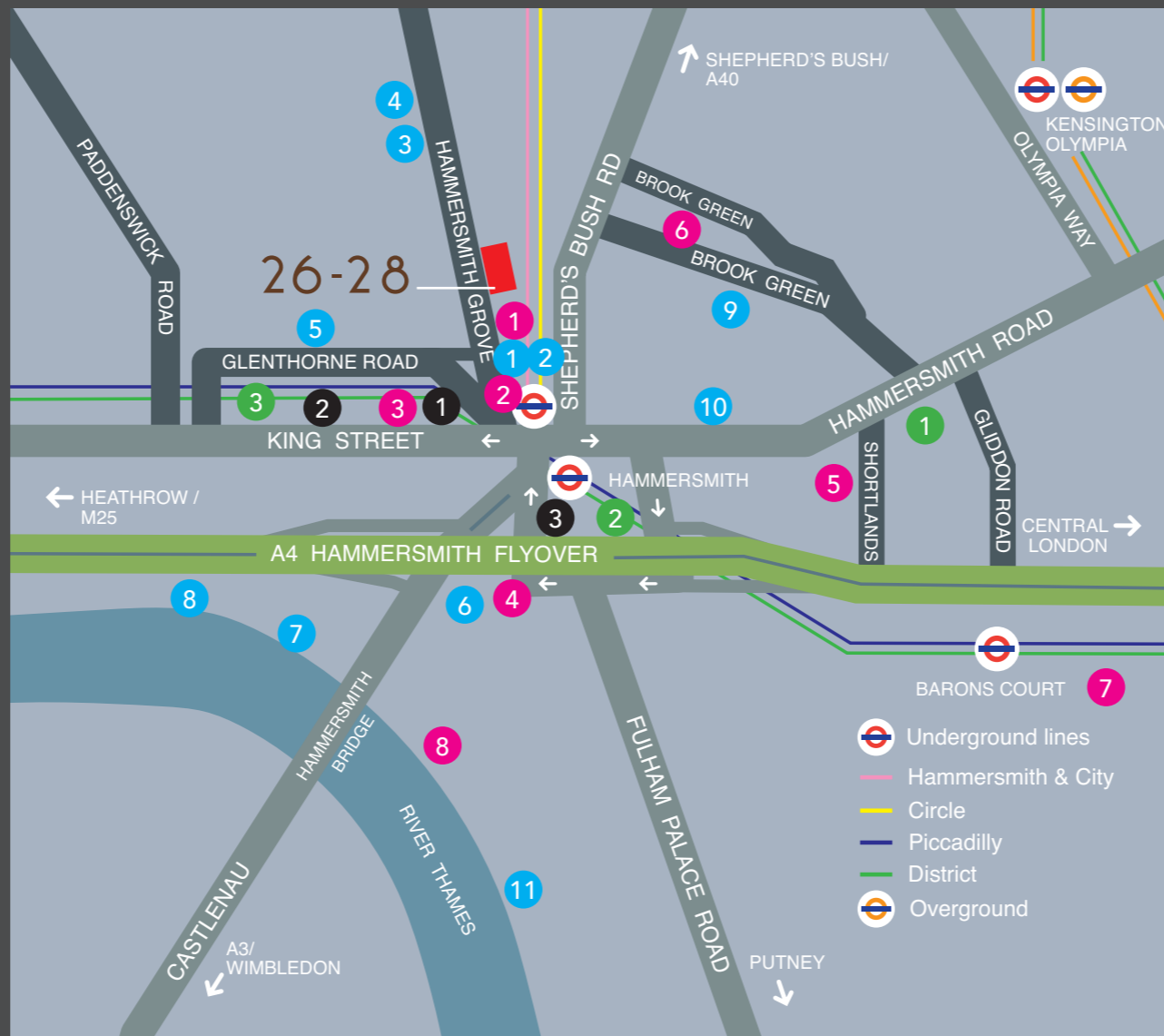
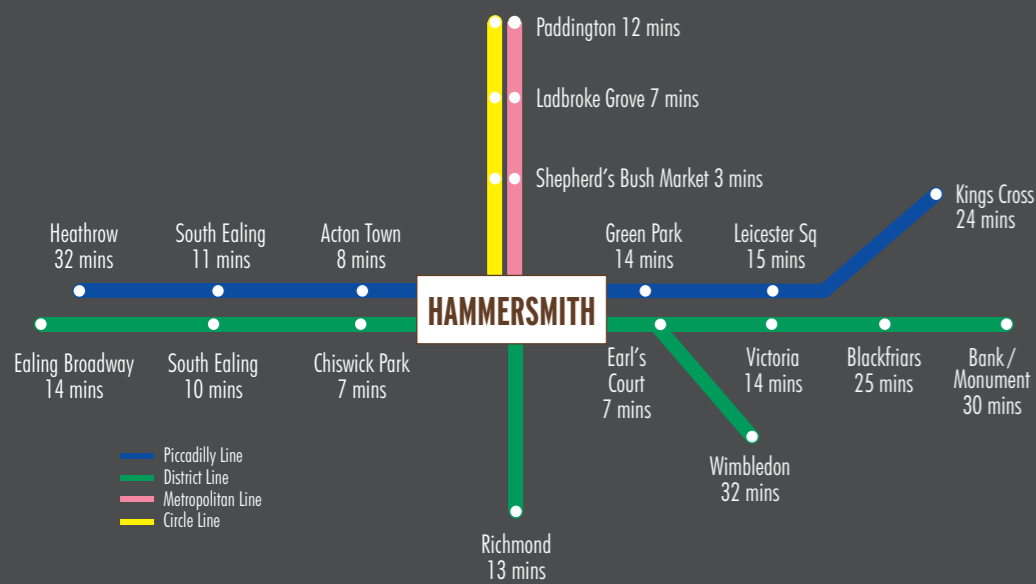
Source: London Underground



By Road

London	5 miles
Heathrow Airport	12 miles
M40 J1a	15 miles
M4 J1	2 miles
M25 J15	12 miles
M3 J1	11 miles

Source: RAC Route Planner



Local Amenities

Shopping

1. Lyric Square
2. King's Mall
3. The Broadway

Hotels

1. St Paul's Hotel
2. Novotel
3. Holiday Inn

Lifestyle / Entertainment

1. Fitness First
2. Boom Cycle
3. Lyric Theatre
4. Hammersmith Apollo
5. Virgin Active
6. Brook Green Tennis club
7. The Queens Club
8. Riverside Studios

Restaurants and Pubs

1. Bills
2. Byron
3. The Grove
4. Bertotti
5. The Stonemason's Arms
6. The Gate
7. The Rutland Arms
8. The Dove
9. Queens Head
10. Suzu Japanese
11. River Café

4
underground
lines

12
miles to
Heathrow
Airport

14
minutes to
the West End

12
minutes to
Paddington

26-28 HAMMERSMITH GROVE

TERMS

Upon application.

VIEWING

Strictly by appointment through the joint agents.



peter.york@cbre.com
ddi: 020 7182 3280
m: 07880 737 182

dom.clarke@cbre.com
ddi: 020 7182 2142
m: 07766 721 036



dcuthbert@hanovergreen.co.uk
ddi: 020 3130 6401
m: 07710 183 423

rzoers@hanovergreen.co.uk
ddi: 020 3130 6414
m: 07730 567 607

26-28HAMMERSMITHGROVE.CO.UK