

1,178 TO 9,794 SQ FT
OFFICES TO LET

401 KING STREET

HAMMERSMITH W6

SMART

401 King Street is a modern, red brick office building offering comprehensively refurbished space.

Beyond an impressive architectural entrance the building offers a total of 9,794 sq ft of workspace over ground, first and part 3rd floor. The 1,178 sq ft part 3rd floor is offered fully fitted with furniture available by negotiation.



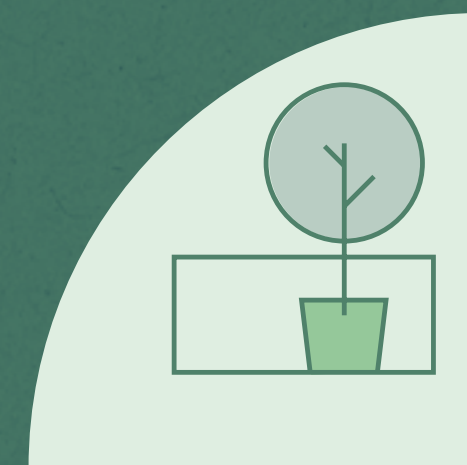
ONE - THE BUILDING



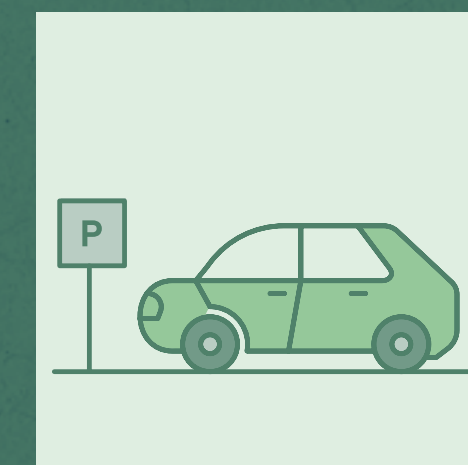
401 KING STREET



FURNITURE
AVAILABLE BY
NEGOTIATION



LARGE
ROOF TERRACE
ON 3RD FLOOR



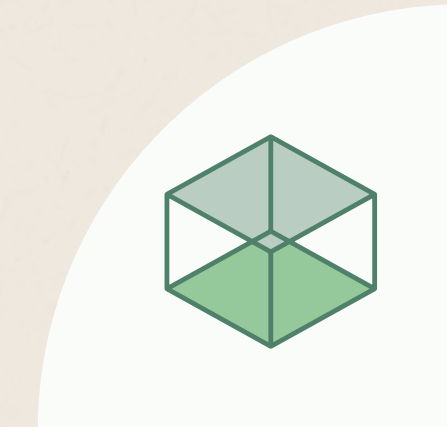
5 SECURE
PARKING SPACES
AVAILABLE

Images
Left: 3rd floor office
Above: Façade onto King Street

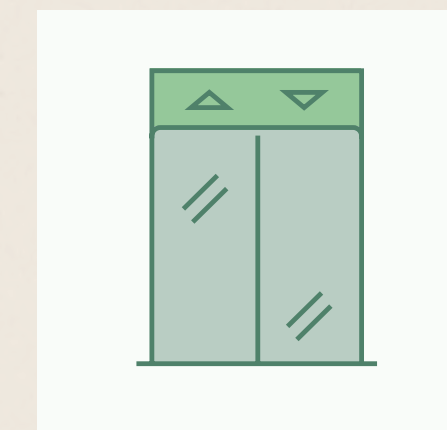
SPACE



Images
 Left: 3rd floor terrace
 Above: 3rd floor office
 Below: 3rd floor office

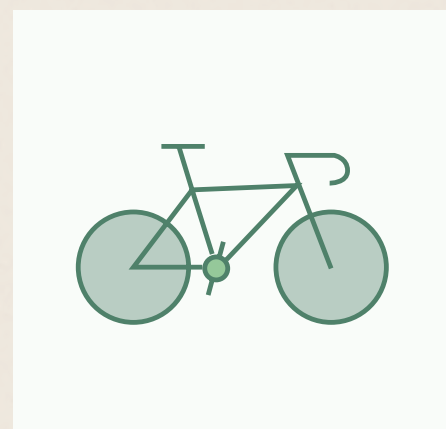


FULLY ACCESS
 RAISED FLOOR

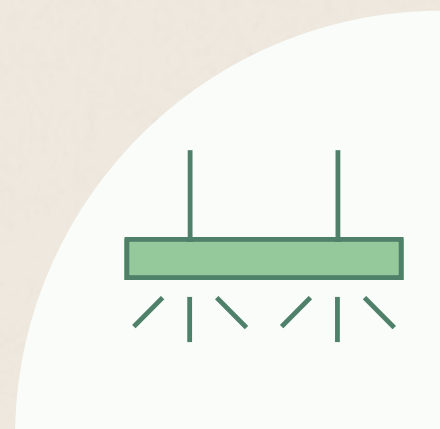


2 X 10
 PERSON LIFT

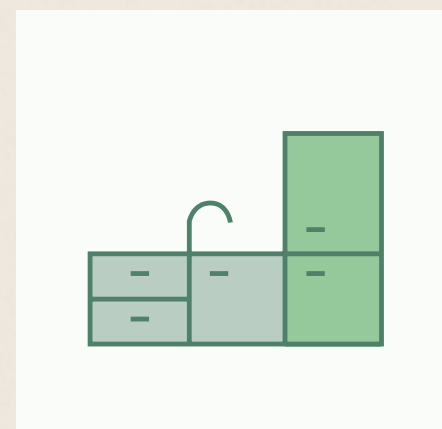
TWO - THE SPECIFICATION



SECURE BICYCLE
 PARKING



LG7 COMPLIANT
 LIGHTING



FITTED
 KITCHEN



FIRST FLOOR
 SHOWER FACILITY



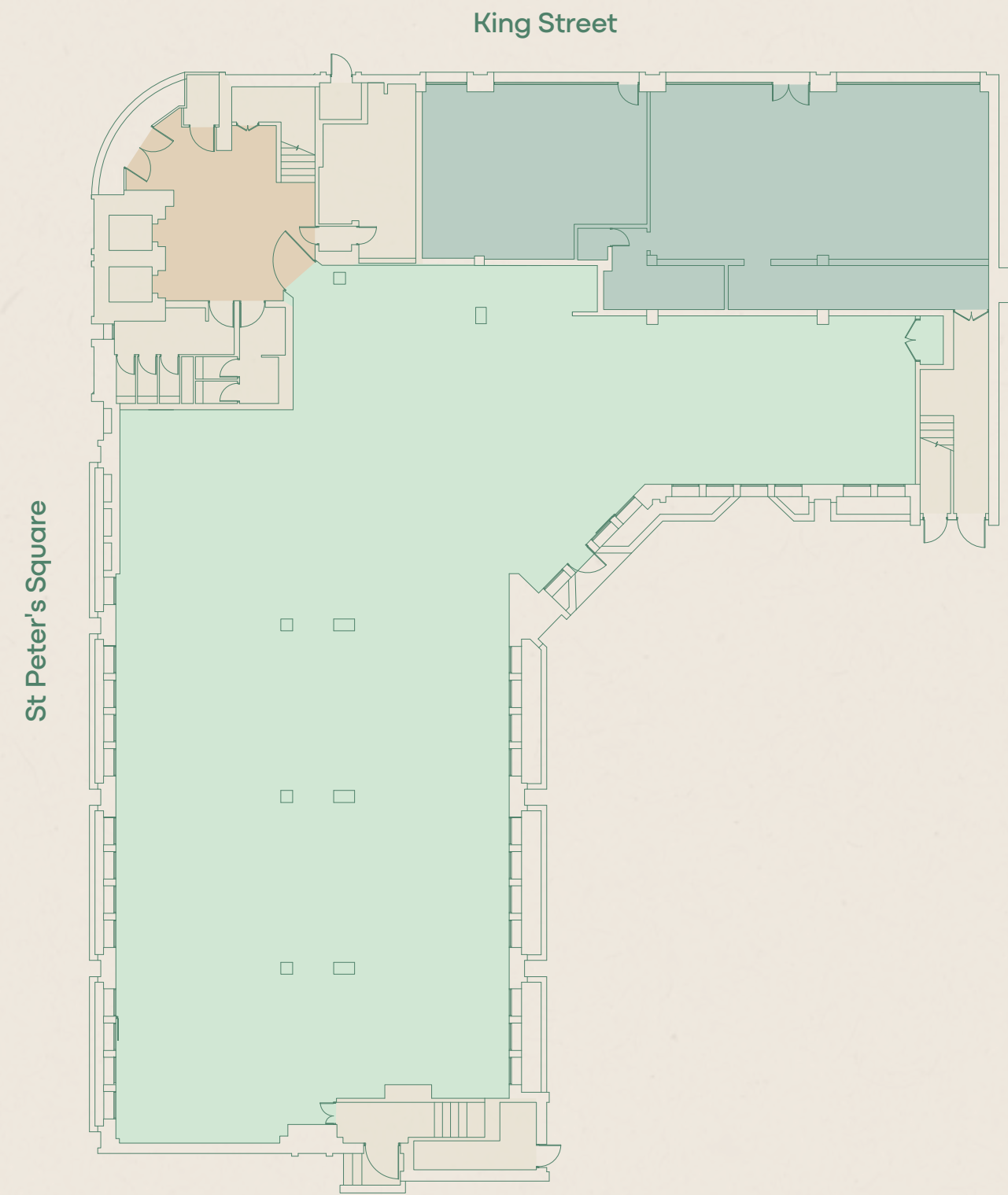
401 KING STREET

THE DETAIL

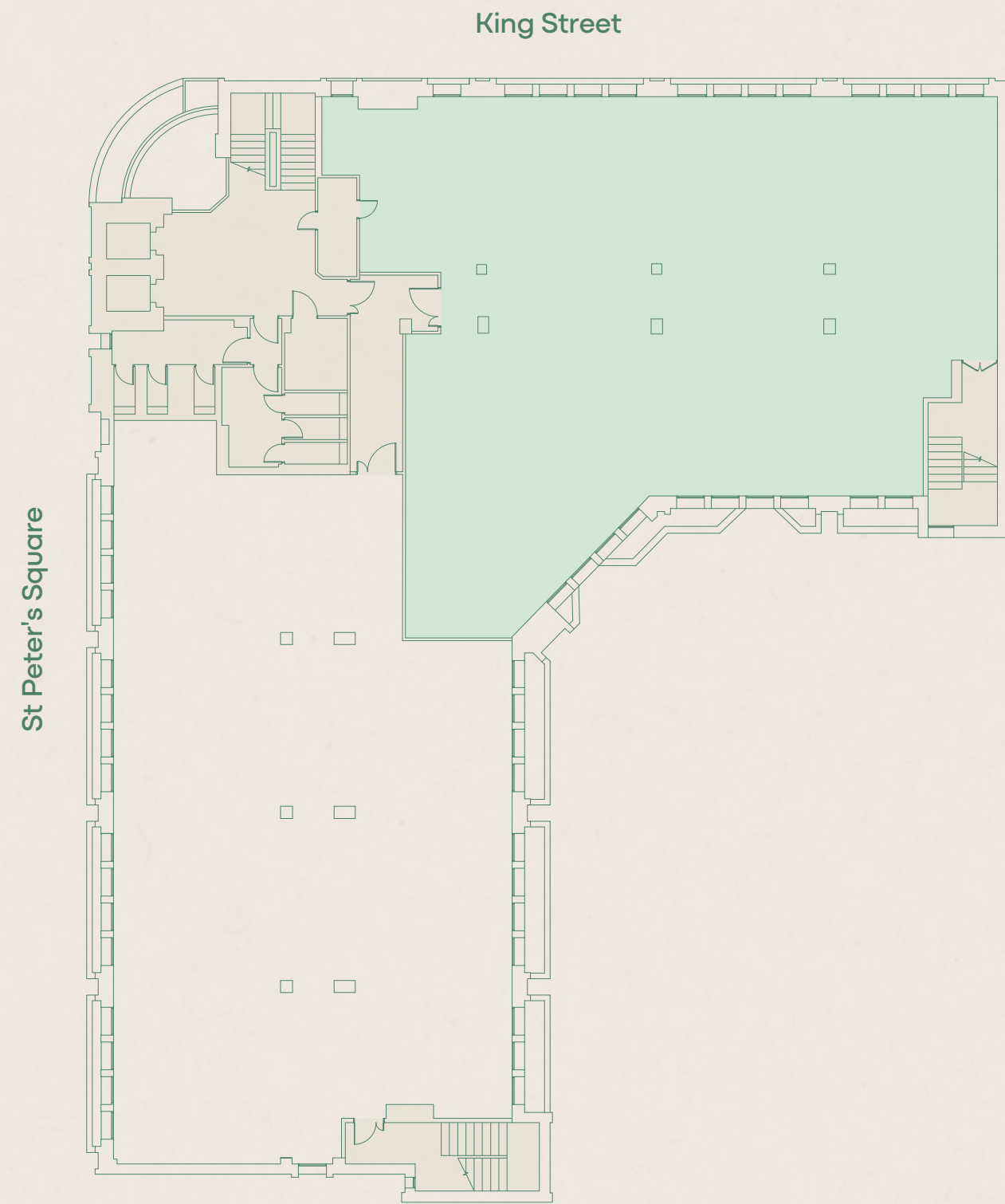
THE SPACE

FLOOR	SQ FT	SQ M
PART THIRD	1,178	109.4
SECOND	-	LET
FIRST	3,401	316.0
GROUND	5,215	484.5
TOTAL OFFICE	9,794	909.9

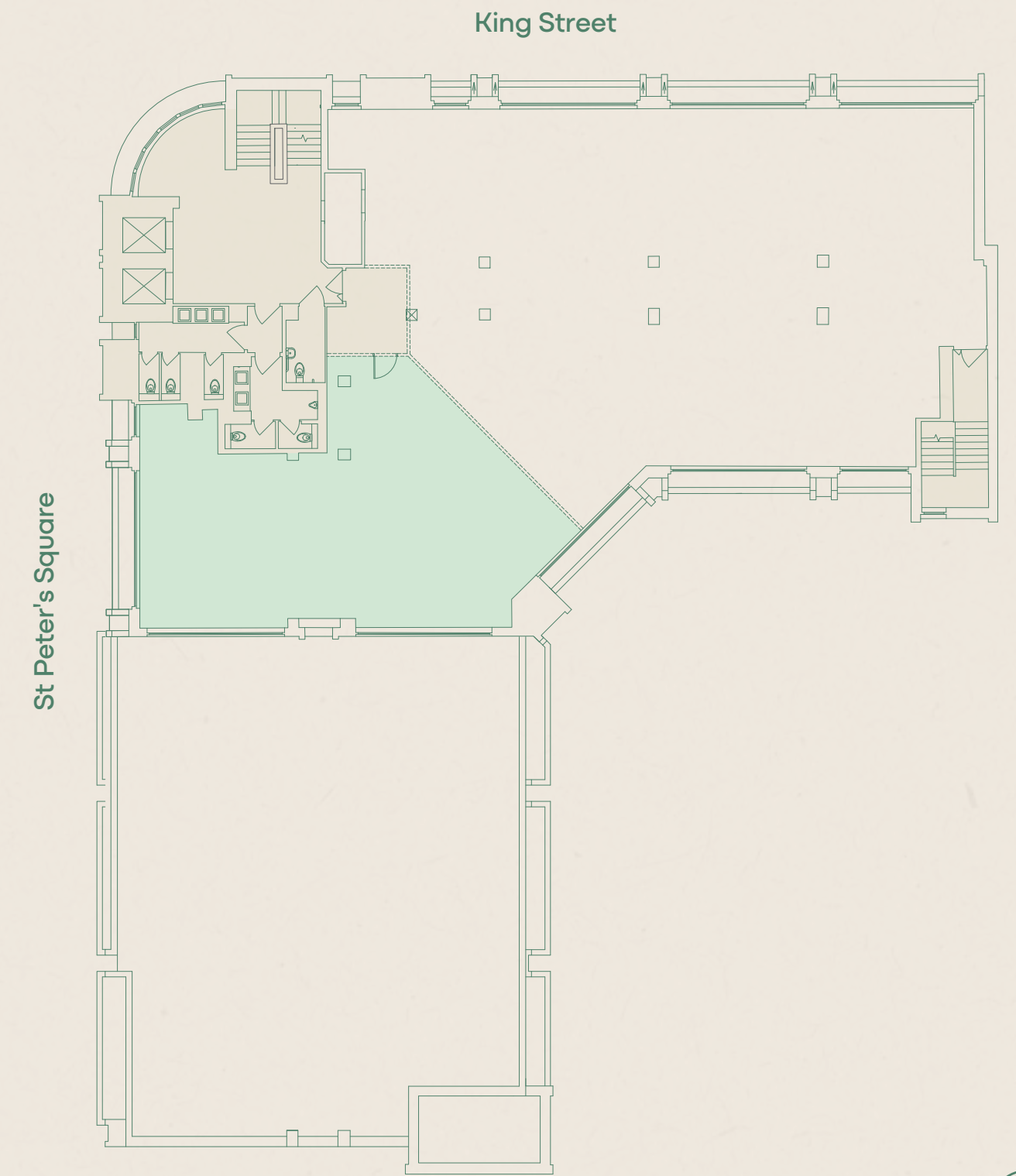
GROUND FLOOR
5,215 SQ FT / 484.5 SQ M



FIRST FLOOR
3,401 SQ FT / 316.0 SQ M



PART THIRD FLOOR
1,178 SQ FT / 109.4 SQ M



Office Retail Reception Core



Floorplan not to scale.
For indicative purposes only.

Location

PRIME

Ideally situated between Chiswick High Road and Hammersmith, the area offers a good mix of amenities for morning, noon and night.

Stamford Brook underground station is just a two minute walk away offering District line services, whilst Turnham Green station (nine mins walk) offers connection to both District and Piccadilly lines.



FOUR - THE LOCATION



Clockwise from above
High Road House Brasserie
Ravenscourt Park
Ma Ma Boutique Bakery
Franco Manca

LOCAL AMENITIES

Restaurants/Cafés

1. Franco Manca
2. Ma Ma Boutique Bakery
3. Konveni Matcha Café
4. Artisan Coffee
5. Blanco Coffee
6. The Carpenter's Arms
7. Villa di Geggiano
8. The Raven
9. Flame & Fire

Retail/Leisure

1. The Chiswick Cinema
2. High Road House
3. Forge Functional Fitness
4. RavensWall Climbing
5. Reformx
6. The Hogarth Health Club
7. Sainsbury's Local
8. Ikea
9. Premier Inn

LOCATION

401 KING STREET

GET IN TOUCH

VIEWINGS

Strictly through sole lettings agents.

TERMS

Upon application.

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