

177 HAMMERSMITH ROAD

HAMMERSMITH W6 8BS

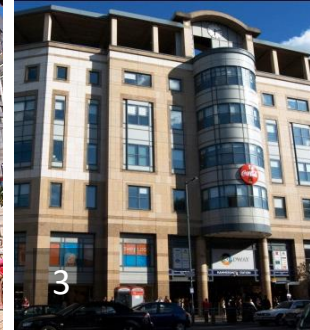


TO LET Part ground and second floor air-conditioned offices with parking
2,200 sq ft (204.4 sq m) up to 3,000 sq ft (278.7 sq m)



LOCATION

Situated fronting Hammersmith Road at its junction with Shortlands and within 3 minutes' walk of Hammersmith Broadway Underground Station (Piccadilly, District, Circle and Hammersmith & City Lines). The A4/M4 motorway network is accessed at the end of Shortlands or via Hammersmith Broadway and provides transport links to the West End, Heathrow Airport and the M25. 'Boris Bikes' Santander cycle hire can be accessed immediately outside the property.



TRANSPORT

HAMMERSMITH Underground station (Piccadilly, District, Circle and Hammersmith & City Lines) is 5 minutes' walk to the west.

KENSINGTON OLYMPIA Overground station is 11 minutes' walk away, providing routes to Willesden Junction to the north and Clapham Junction for Gatwick to the south.

The A4/M4, connecting to central London, the M25 and the west, is situated just south of the property.



KEY

- | | |
|------------------------------|----------------------|
| 1. Stonemasons Arms | 4. Queens Head |
| 2. Kings Mall & Lyric Square | 5. Brook Green Hotel |
| 3. Broadway Shopping Centre | 6. Latymers Bar |





DESCRIPTION

The property comprises a recently refurbished purpose-built office building arranged over ground and three upper floors. The property benefits from the following amenities:

- Sky lights
- 24/7 access
- Recently refurbished
- Good natural light
- Raised flooring & perimeter trunking

ACCOMMODATION

FLOOR	SIZE SQ FT (SQ M)	RATES 2023/24 approx.
Part ground floor	3,000 (278.70)	£14.08 per sq ft
2ND floor	2,200 (204.38)	£16.41 per sq ft

RENT:	£27.50 per sq ft
TERMS	Available on a new lease, terms to be agreed direct from landlord.
RATES:	As per table above
SERVICE CHARGE	£6.00 per sq ft approx.
EPC RATING	Rating E



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 April 2023

CONTACT

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