



To Let

**Fully refurbished, cutting edge office space
located in the heart of Hammersmith's CBD**

- QCS has just been comprehensively refurbished
- Located above Hammersmith transport interchange
- Large open plan floorplates
- Contemporary finishes throughout
- Large communal roof terrace
- 2,000 sq ft communal 'club' room

1 Queen Caroline Street

London, W6 9YN

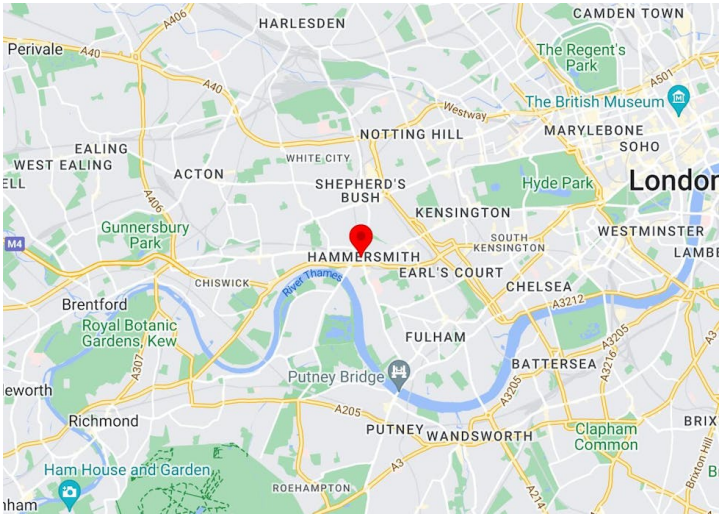
4,000 to 11,846 sq ft

371.61 to 1,100.53 sq m

Reference: #392

1 Queen Caroline Street

London, W6 9YN



Summary

Available Size	4,000 to 11,846 sq ft / 371.61 to 1,100.53 sq m
Rent	Rent on application
Rates Payable	£22.91 per sq ft Based on 2023 Revaluation
Service Charge	£14.75 per sq ft
EPC	B (43)

Description

One Queen Caroline Street is located within the Hammersmith Broadway Shopping centre, directly above the underground station. This provides direct access to the Piccadilly, District, Circle and Hammersmith & City underground lines, therefore sub 20 mins door-to-door to West End. The property lies adjacent to as the A4/M4 providing easy access to either central London or westwards towards Slough and Reading. The property boasts a wealth of retail amenities within The Broadway including; Starbucks, Tesco Metro, Hotel Chocolat and Oliver Bonas. The 6th floor club terrace which has fantastic views of surrounding London is open to all tenants to hold informal meetings, break out area and events.

Location

1QCS is located directly above Hammersmith transport hub and shopping centre.

Accommodation

Floor/Unit	Description	sq ft	Availability
2nd	2nd	11,846	Available
Total		11,846	

Viewings

Strictly by appointment by the joint sole agents

Terms

The accommodation is available by way of a new lease directly from the landlord.

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