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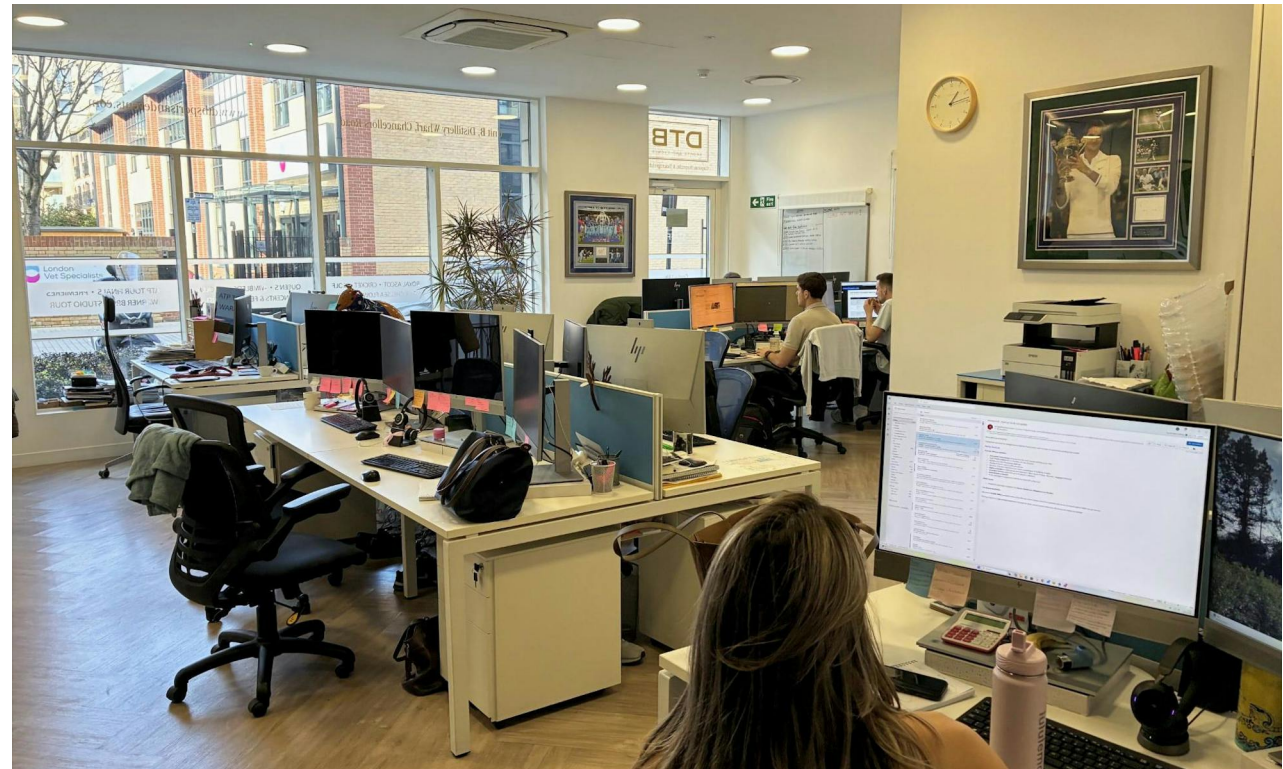
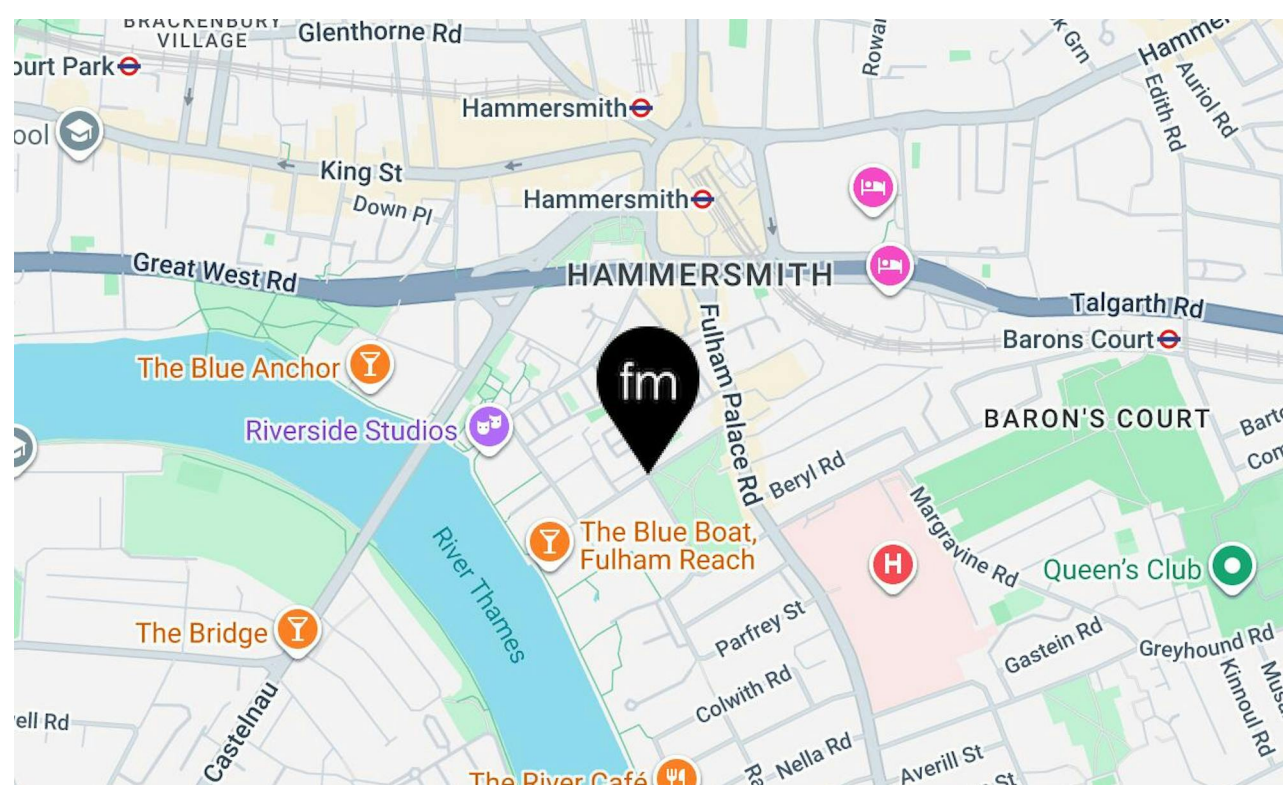
UNIT B DISTILLERY WHARF, HAMMERSMITH, W6 9GX
1,184 SQ FT (110 SQ M)

LOCATION

Unit B, Distillery Wharf is situated in a prime riverside position in Fulham Reach with excellent access to transport and amenities, located approximately 5 minute walk from Hammersmith Underground Station, served by four major Tube lines and close to several frequent bus routes along Hammersmith Bridge Road and Hammersmith Broadway, all within London Travel Zone 2. The immediate area offers a wide range of shopping, cafés, restaurants, and everyday conveniences, along with strong local services including NHS provision via the Hammersmith and Fulham Primary Care Trust and access to 12 nearby schools, making this a highly connected and amenity rich riverside neighbourhood.

DESCRIPTION

This bright and contemporary ground floor unit offers an exceptional opportunity within one of Hammersmith's most sought after modern developments. The building features elegant architecture, floor to ceiling glazing, landscaped surrounds, and a riverside location. The unit benefits from an open plan layout with full height windows, creating a naturally light and inviting space. The interior is finished to a high standard, with wood effect flooring, recessed LED lighting, and a clean, modern aesthetic suitable for a wide range of uses. A fully fitted kitchen area provides everyday convenience, while a private shower room adds further practicality, ideal for staff facilities or flexible workspace requirements. The generous frontage and prominent street level position offer excellent visibility within the development.



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AVAILABILITY

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,184	110	Available
Total	1,184	110	



RENT

£45 per sq ft (£53,280 per Annum)

BUSINESS RATES

Rateable value is £49,000
Rates Payable £22 per sq ft

SERVICE CHARGE

£5.75 per sq ft

LEGAL FEES

Each party to bear their own costs

EPC

B (33)

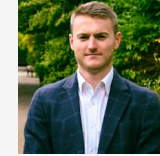
VAT

Applicable

ADDITIONAL INFORMATION

[VIEW WEBSITE](#)

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