



# To Let

**Fully refurbished office building in the centre of Hammersmith with excellent transport connectivity.**

- Central Hammersmith location
- Contemporary finishes
- Large private terrace on 2nd and 4th floors
- On-site parking
- Dedicated private reception

## Glen House

22 Glenthorne Road, Hammersmith, London, W6  
OPP

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**4,700 to 11,470 sq ft**

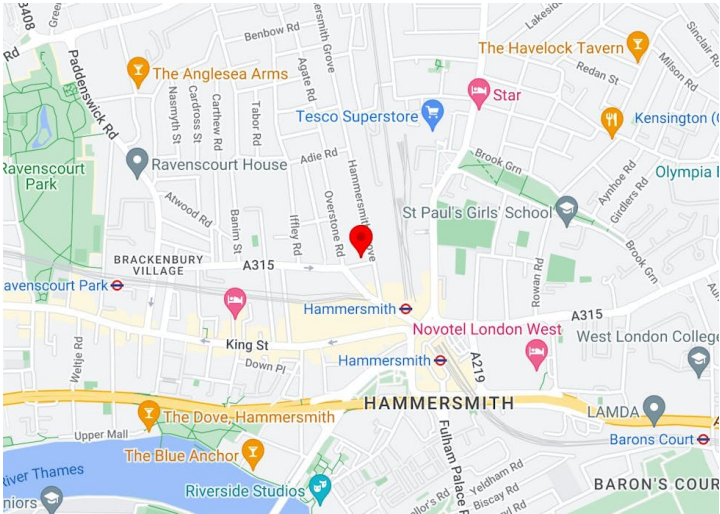
436.64 to 1,065.60 sq m

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**Reference: #18777**

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22 Glenthorne Road, Hammersmith, London, W6 0PP



## Summary

|                |                                                 |
|----------------|-------------------------------------------------|
| Available Size | 4,700 to 11,470 sq ft / 436.64 to 1,065.60 sq m |
| Rent           | £47 per sq ft From                              |
| Rates Payable  | £16 per sq ft (Estimate)                        |
| Service Charge | £8 per sq ft (Estimate)                         |
| EPC            | E (122)                                         |

## Description

The second floor is newly-refurbished, providing high-quality office space with exposed services, air-conditioning, new male, female, and disabled WCs, and direct lift access to the floorplate. The second floor benefits from a large private terrace.

The fourth floor is currently part fitted and can be offered in a variety of formats. This floor also has a large private terrace.

The reception foyer has recently undergone a comprehensive refurbishment.

## Location

Glen House is located in Central Hammersmith within close walking distance of the Broadway and Lyric Square.

## Accommodation

Glen House is an architecturally striking, self-contained building in central Hammersmith close to Lyric Square. Floors are available in either open plan format or Romulus Custom Build programme allows the space to be fully-fitted.

| Floor/Unit   | sq ft         | Availability |
|--------------|---------------|--------------|
| 4th          | 4,700         | Available    |
| 2nd          | 6,800         | Under Offer  |
| <b>Total</b> | <b>11,500</b> |              |

## Viewings

Strictly by prior arrangement with the joint sole agents.

## Terms

The premise is available to let on a new lease directly from the landlord for a period by arrangement.

The landlord will look at providing fitted out custom build solutions.

## Stuart Austin

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