



HAMMERSMITH STUDIOS

55a Yeldham Road
Hammersmith
London
W6 8JF



TWO BUILDINGS
with courtyard car parking
2,456 - 3,165 - 5,621 sq ft **TO LET**

SPECIFICATION

- New LED lighting
- New cooling
- New WC's
- New showers
- New kitchen
- New perimeter trunking with fitted power
- Wooden floor
- Electric gates
- On site car parking
- Secure cobbled courtyard

HAMMERSMITH STUDIOS

Hammersmith Studios comprises two newly refurbished offices which benefit from on site parking within this gated, cobbled courtyard





DIRECTORY

1. Eat 17- Hammersmith
2. Old Suffolk Punch
3. Eventim Apollo
4. Broadway Shopping
5. River Café
6. Blue Boat Bar
7. The Blue Anchor
8. Kings Mall Shopping Centre
9. Bill's & Byron Burger

LOCATION

Hammersmith Studios are situated in this secure, private, gated courtyard on the north side of Yeldham Road which runs east, off Fulham Palace Road. Hammersmith underground stations (Piccadilly, District and Hammersmith and City lines) are situated within an 8 minute walk and the A4 / M4, M25 and Heathrow are easily accessible from this location.



TRANSPORT

HAMMERSMITH UNDERGROUND

4 different tube lines: **Piccadilly**, **Circle**, **District** and **Hammersmith & City**

HAMMERSMITH BUS STATION

17 bus options making it one of London's most connected transport hubs

ACCOMMODATION - building 1

FLOOR	SIZE sq ft	SIZE sq m	RATES per sq ft	AVAILABILITY
First	1,195	111	£11.00	Available
Ground	1,970	183	£11.14	Available
Total	3,165	294		

ACCOMMODATION - building 2

FLOOR	SIZE sq ft	SIZE sq m	RATES per sq ft	AVAILABILITY
Mezzanine	471	43.7	£6.84	Available
Ground	1,985	184.4	£6.84	Available
Total	2,456	228.1		

PARKING

Parking available at £2,000 per annum per space

RENT

£39.50 per sq ft

ESTATE CHARGE

£2.00 per sq ft per sq ft approx.

TERMS

Available on a new lease on terms to be agreed

RATES

As per table

EPC

Building 1, rated D
Building 2, to assessed after refurbishment

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 date April 2019.

Frost Meadowcroft

Shaun Wolfe / Celia Gore
cgore@frostmeadowcroft.com
swolfe@frostmeadowcroft.com
www.frostmeadowcroft.com

020 8748 1200

frost
meadowcroft

VIEWINGS BY APPOINTMENT THROUGH JOINT SOLE AGENTS

HNG

Mark Belsham / Tim Wilkinson
mark.belsham@hng.co.uk
tim.wilkinson@hng.co.uk

HNG.co.uk
020 3205 0200