



6,932 sq ft NIA

41

IFFLEY ROAD

Brackenbury Village Hammersmith W6 0PB

PRE-LET OPPORTUNITY

LOWER GROUND, GROUND
& MEZZANINE FLOORS



Front of building

HISTORY

The property was constructed in 1882 before the rest of the street. Originally the church was named St John's and was the sister church to St John's The Evangelist in Glenthorne Road. It is arranged on the ground and lower ground floor with a mezzanine at either end. Since the 1970s it has been used as a studio for a scene painter.

It has solid brickwork gables & elevations with concrete and render facades and a pitched, roof with rooflights. Internally the roof has timber trusses and steel ties. The property is standalone and does not have party walls.

DESCRIPTION

The property is being completely refurbished and renovated to provide a contemporary, new working environment which will suit the creative, media or technology sectors.

USE

The commercial space will be suitable for B1 use and may also be suitable for D1 and D2 (subject to the necessary planning consent being obtained).

SPECIFICATION INCLUDE:

- Mezzanines giving flexible, open-plan office/studio spaces
- Cycle store
- New showers, superloos & tea points
- New feature staircases
- New electrical installations with lighting & power outlets
- New gas fired heating
- New mechanical air supply & extraction system
- Slate-tiled roof



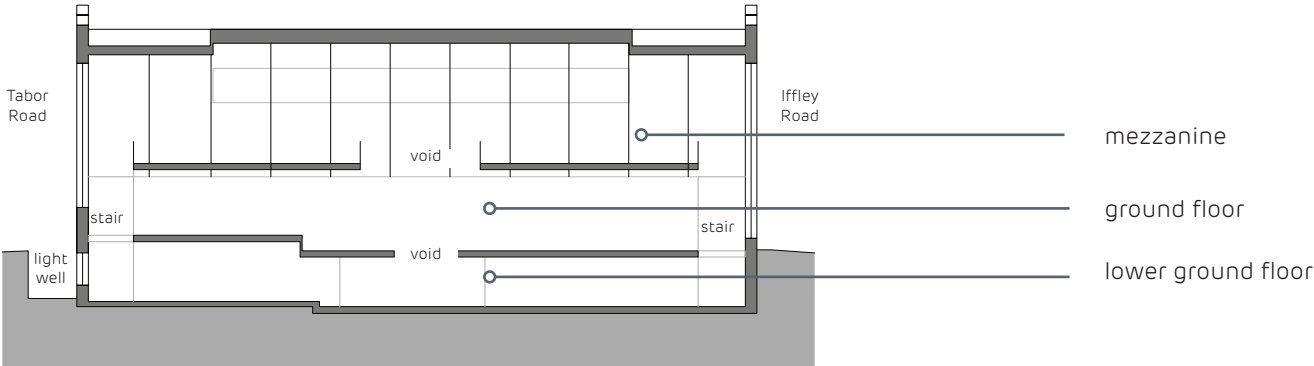
CGi of mezzanine floor



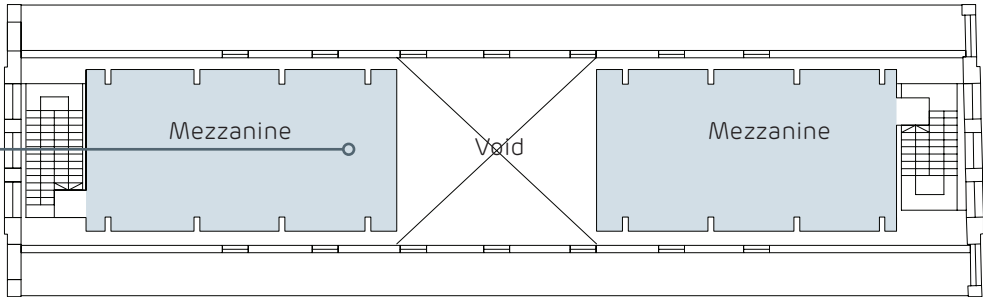
CGi of lower ground floor

ACCOMMODATION

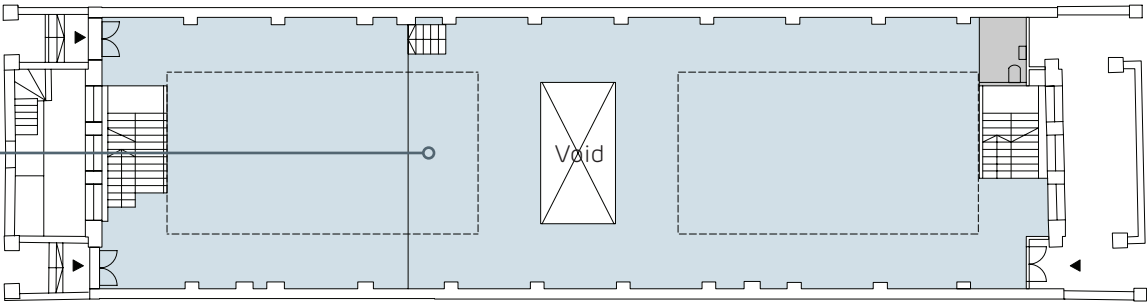
FLOOR	NIA sq m	NIA sq ft
Lower Ground	225	2,745
Ground	275	2,960
Mezzanine	114	1,227
TOTAL	644	6,932



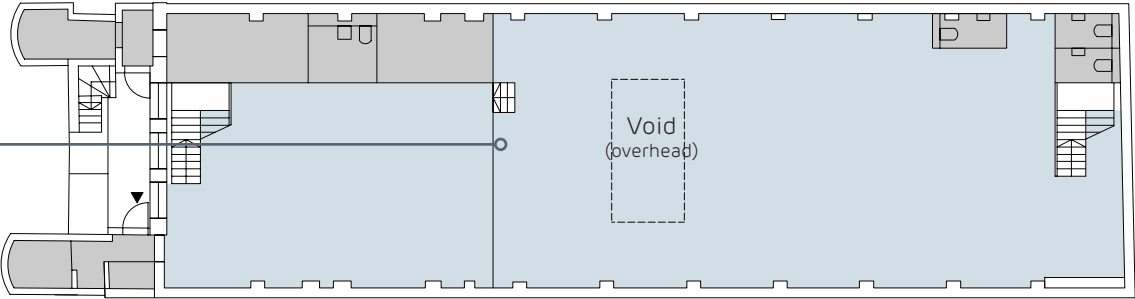
Proposed Mezzanine Floor Plan



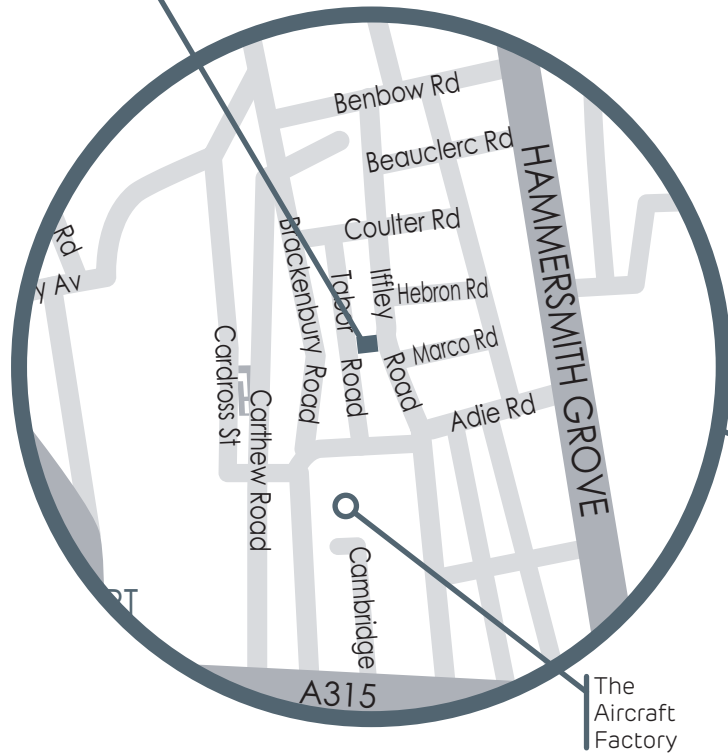
Proposed Ground Floor Plan



Proposed Lower Ground Floor Plan



41 IFFLEY ROAD



LOCATION PLAN



THE LOCATION

The former church has an east elevation fronting Iffley Road and a west elevation in Tabor Road. These two tree-lined roads in the area known as Brackenbury Village are to the north of Glenthorne Road and King Street in Hammersmith and just west of Hammersmith Grove.

Hammersmith Broadway with its Piccadilly, District, Circle and Hammersmith & City Lines is 9 minutes walk to the south. The River Thames is also to the south and Westfield London Shopping

Centre is to the north.

The A4/M4 (access to the West End, Heathrow Airport and the M25) is also just to the south.

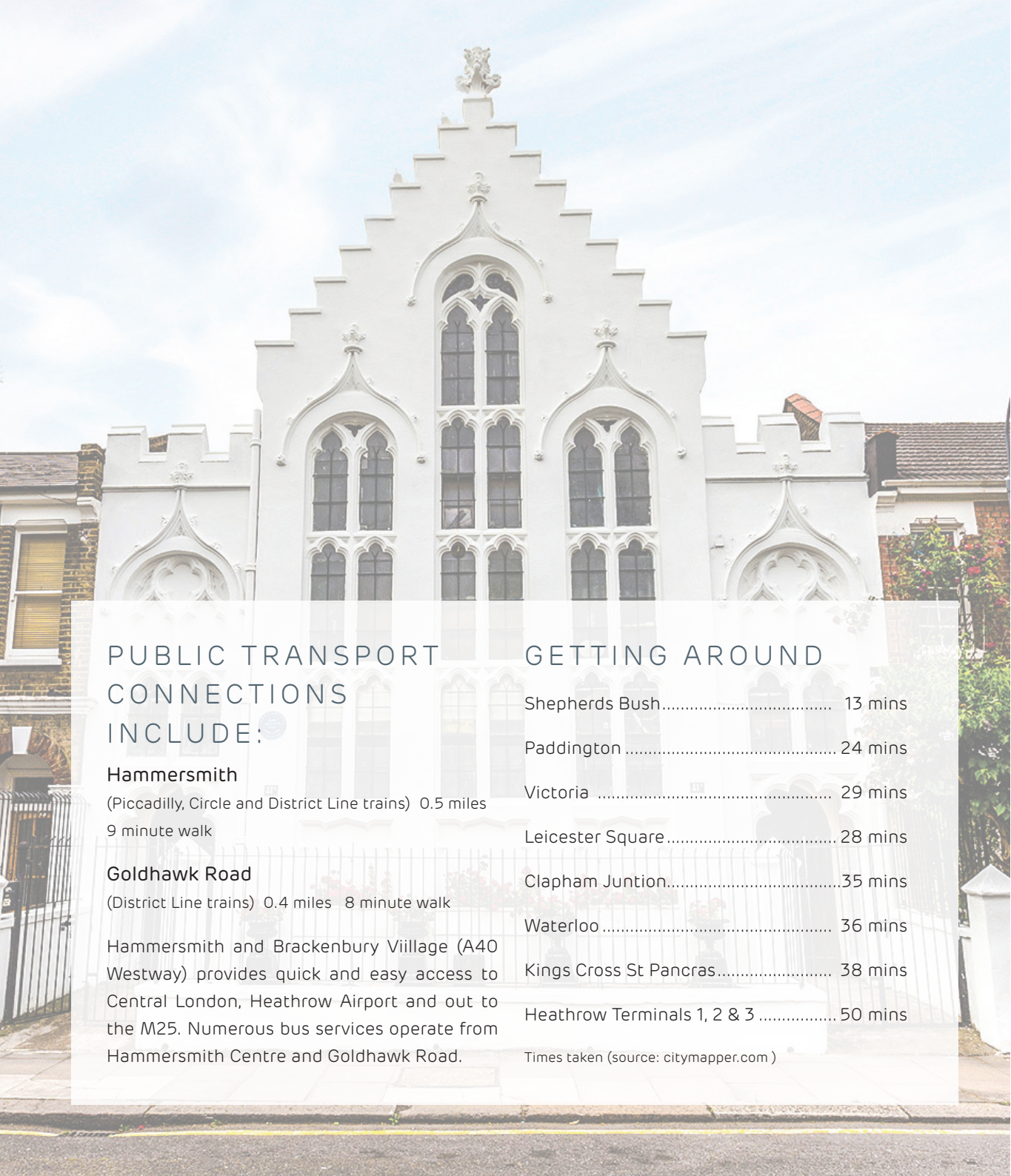
BRACKENBURY VILLAGE

A mostly residential district of west London between the Goldhawk Road, King Street, Hammersmith Grove and Ravenscourt Park. It is named after Brackenbury Road in which there is a small parade of village style shops.



OCCUPIERS

1. We Work
2. L'Oreal
3. Walt Disney
4. UKTV
5. Victoria Beckham
6. Hyperoptic
7. Charlotte Tilbury
8. GE
9. Immediate Media Co
10. Deltek UK & Aveva (The Aircraft Factory)



PUBLIC TRANSPORT CONNECTIONS INCLUDE:

Hammersmith

(Piccadilly, Circle and District Line trains) 0.5 miles
9 minute walk

Goldhawk Road

(District Line trains) 0.4 miles 8 minute walk

Hammersmith and Brackenbury Viillage (A40 Westway) provides quick and easy access to Central London, Heathrow Airport and out to the M25. Numerous bus services operate from Hammersmith Centre and Goldhawk Road.

GETTING AROUND

Shepherds Bush.....	13 mins
Paddington	24 mins
Victoria	29 mins
Leicester Square	28 mins
Clapham Juntion.....	35 mins
Waterloo	36 mins
Kings Cross St Pancras.....	38 mins
Heathrow Terminals 1, 2 & 3	50 mins

Times taken (source: citymapper.com)

FACTS

GUIDE RENT

£380,000 per annum (£55 per sq ft)
exclusive of rates and service charge

TERM

Available by way of a new lease direct from the
lessor, on terms to be agreed from Q1 2020

SERVICE CHARGE

£5 per sq ft

BUSINESS RATES

To be assessed

EPC

To be assessed

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