



**TO LET**  
1,583 sq ft first floor office



# The Front Building

41a Beavor Lane, Hammersmith W6 9BL



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## LOCATION

Beavor Lane is situated just south of King Street close to Ravenscourt Park that is opposite the junction of Beavor Lane and King Street. Excellent restaurant, shopping and banking facilities are available on King Street. A4/M4 (Access to the West End, Heathrow Airport and the M25) - 200 yards. Ravenscourt Park (District Line) Underground Station 3 minutes walk. Hammersmith (Piccadilly, District and Hammersmith & City Lines) - 10 minutes walk.

## DESCRIPTION

The property is on the 1st floor of this warehouse style office development that provides stylish and largely open plan office space. The front building is arranged over three floors. Each floor is self-contained and open plan.

## AMENITIES

- Good natural light
- Tea point
- Balcony
- Raised metal deck floor
- Air cooling/heating cassette units

ACCOMODATION	1,583 sq ft (147.06 sq m)
RENT	£35 per sq ft
TERMS	Available on a new lease on flexible terms to be agreed.
SERVICE CHARGE	On application
RATES	£12.51 per sq ft to be confirmed with local authority.
EPC	Rated D (80)



FOR FURTHER INFORMATION  
PLEASE CONTACT SOLE AGENTS  
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## DIRECTORY

### EATING & DRINKING:

- 1 Artisan Coffee
- 2 Tosa Japanese Restaurant
- 3 Azou Restaurant
- 4 Michael Nandras
- 5 Polti Indian Restaurant
- 6 The Hampshire Hog
- 7 The Carpenters Arms
- 8 The Cross Keys
- 9 The Black Lion
- 10 The Old Ship
- 11 The Dove

### AMENITIES:

- 12 Sainsbury's Local
- 13 Tesco Metro
- 14 Post Office

### ENTERTAINMENT:

- 15 The Eventim Apollo
- 16 Lyric Theatre

### LOCAL BUSINESSES:

- A Kelly Hoppen
- B Lifschutz Davidson Sandilands (Architects)
- Frost Meadowcroft (Property Consultants)
- C British Grove Recording Studios

