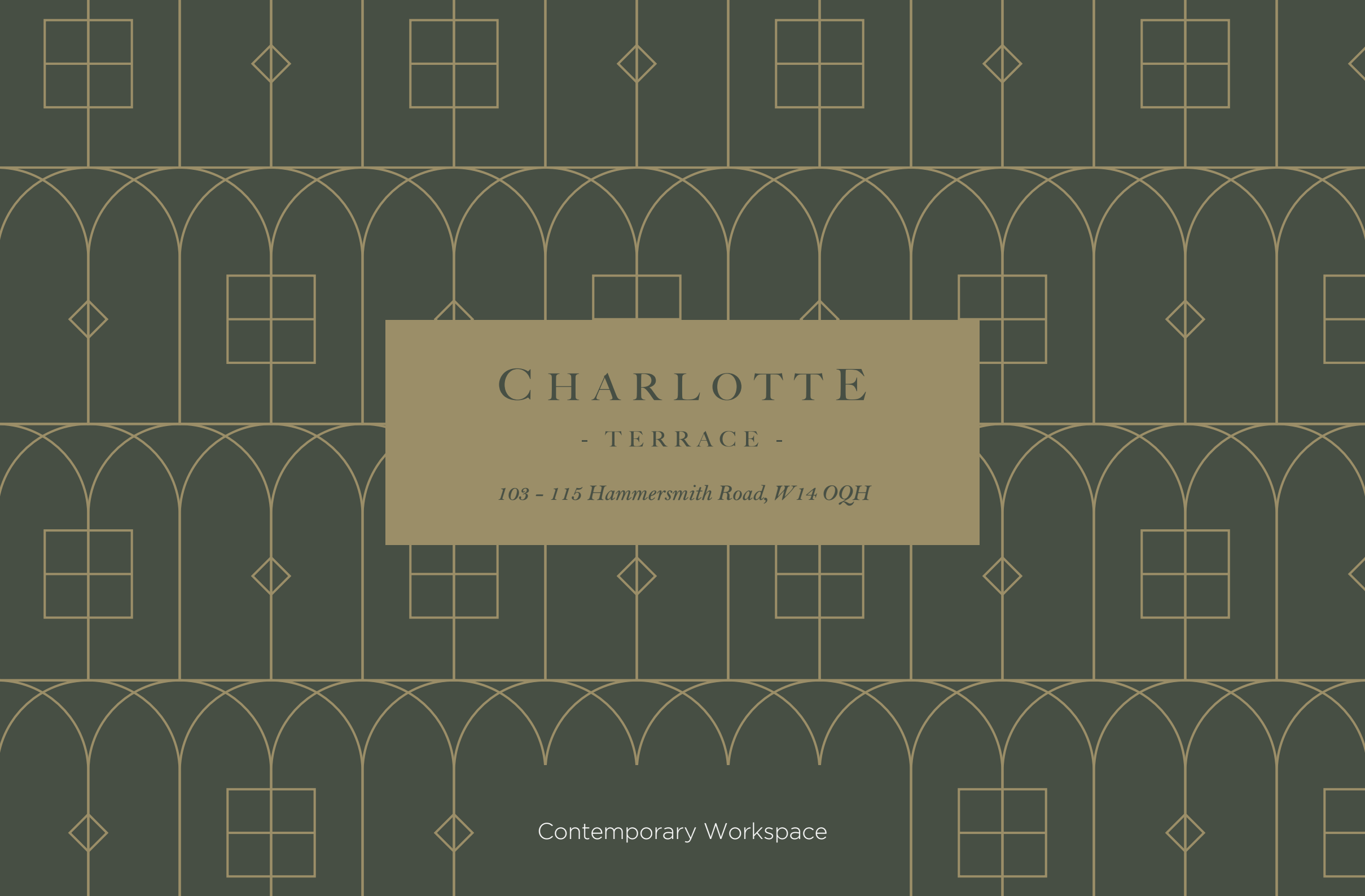




CHARLOTTE

- TERRACE -

103 - 115 Hammersmith Road, W14 0QH

Contemporary Workspace

103
CHARLOTTE
- TERRACE -

109
CHARLOTTE
- TERRACE -



107
CHARLOTTE
- TERRACE -

115
CHARLOTTE
- TERRACE -

Modern Offices

Period Façade

From **1,050 sq ft** (98 sq m)
to **7,400 sq ft** (690 sq m)

Charlotte Terrace is prominently located on Hammersmith Road providing 35,000 sq ft of purpose-built modern air conditioned office accommodation in four buildings constructed behind a listed period façade

CHARLOTTE
- TERRACE -

Travel & Connectivity

- Located close to Olympia, between Hammersmith Broadway and Kensington High Street.
- A wide variety of retail, restaurant and health club facilities within easy reach.
- Excellent public transport links to the West End, Westfield London, Heathrow and to Willesden and Clapham Junctions for direct routes to the northern and southern Home Counties.
- Excellent road communications into the West End, A4 / M4 and A40 / M40.



Hammersmith Station (Piccadilly, District, Circle extension and Hammersmith/City lines)	8 mins	
Barons Court Station (Piccadilly, District lines)	5 mins	
West Kensington Station (District line)	5 mins	
Kensington Olympia Station (District, Overground lines)	4 mins	

- LEGEND -

STATIONS

 UNDERGROUND

 OVERGROUND

 MAINLINE

LINES

 PICCADILLY

 DISTRICT

 CIRCLE

 CENTRAL

 OVERGROUND



Local *Amenities*

CHARLOTTE
- TERRACE -





Local Amenities

1. Pret a Manger
2. Mirabell Deli and Café
3. St.Paul's Hotel
4. L'Elysee Artisan Café and Patisserie
5. Tesco Express
6. Pizza Express
7. Hand & Flower
8. The Queens Head
9. El Toro Restaurant
10. The Cumberland Arms
11. Virgin Active
12. The Printworks Health Club
13. Pentolina Restaurant
14. Betty Blythe Teashop
15. Popeseye Restaurant





*An established
location for
business*



Brook Green

Harrods

Virgin

Charlotte Tilbury

**IMMEDIATE
MEDIA^{CO}**

Bonne Maman.



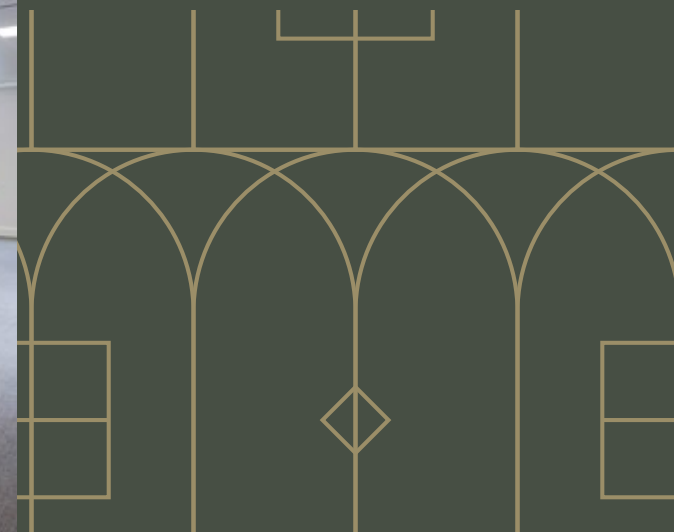
**football
radar**

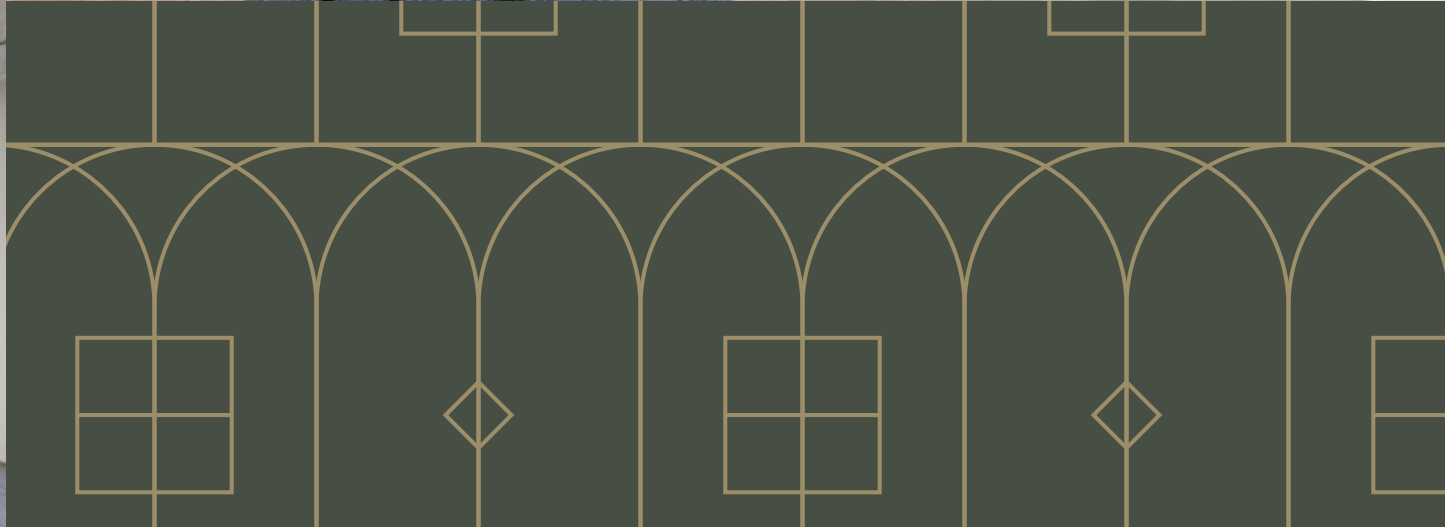


Specification

1. 4 Pipe Fan Coil air conditioning
2. Metal suspended ceilings
3. LED lighting
4. Metal full access raised floors
5. Passenger lifts
6. New carpets
7. Excellent natural light throughout
8. On site showers
9. Bicycle parking
10. Car parking by arrangement
11. Fibre connectivity for immediate fibre access
12. separate bookable meeting room

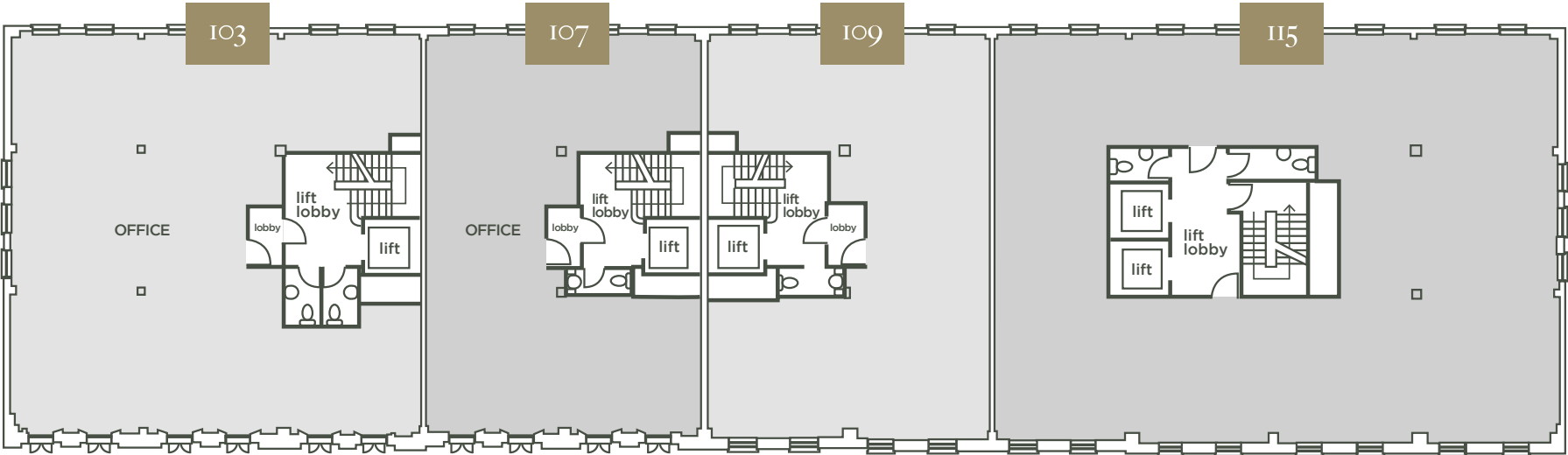
- Charlotte Terrace has been extensively refurbished to provide high quality contemporary workspace with fibre connectivity.
- Each building benefits from a brand new welcoming reception lounge ideal for informal meeting space.
- Brand new showers and a new meeting room (available to hire) has been installed for the benefit of Charlotte Terrace occupiers.





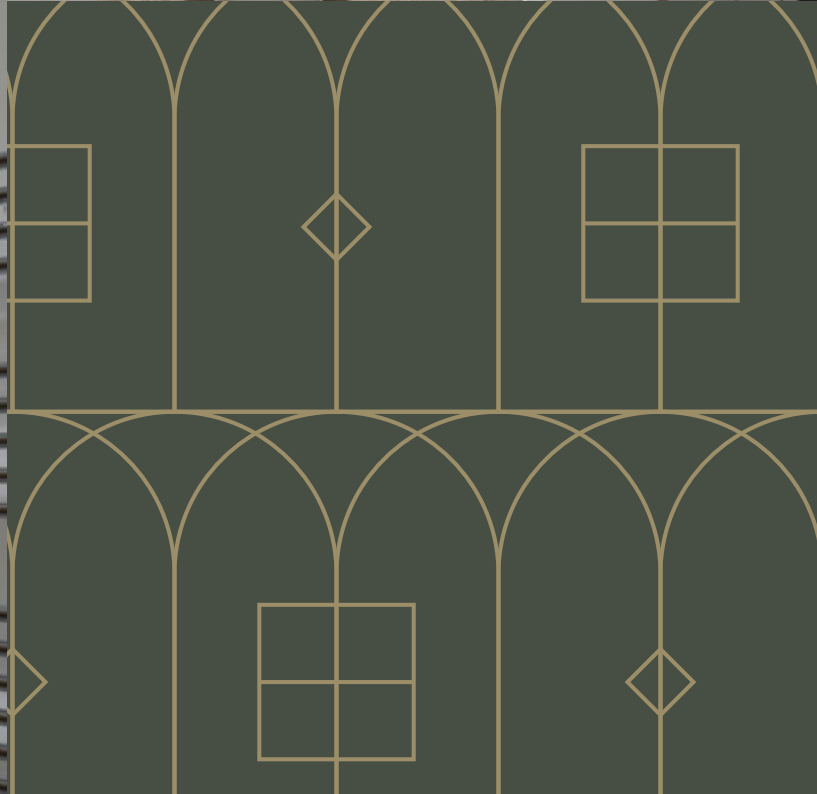
Schedule & *Floorplans*

CHARLOTTE
- TERRACE -



Floors	103	107	109	115
Third	1,450 sq ft (134.7 sq m)	1,050 sq ft (97.5 sq m)	1,050 sq ft (97.5 sq m)	2,100 sq ft (195.1 sq m)
Second	1,890 sq ft (175.6 sq m)	LET	1,240 sq ft (115.2 sq m)	2,640 sq ft (245.3 sq m)
First	LET	LET	LET	LET
Lower Ground	2,445 sq ft (227.1 sq m)	1,450 sq ft (134.7 sq m)	LET	LET

Terms: Available on new lease directly from the freeholder. Rent, business rates and service charge on application



CHARLOTTE

- TERRACE -

For further information

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CharlotteTerrace.co.uk

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

