

# TO LET

Character  
self-contained  
office building  
ground & first floors  
available as a  
whole or  
floor by floor  
3,144 sq ft  
to 6,288 sq ft



## STUDLAND HALL

25 Studland Street, Hammersmith W6 0JS

frost  
meadowcroft



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## LOCATION:

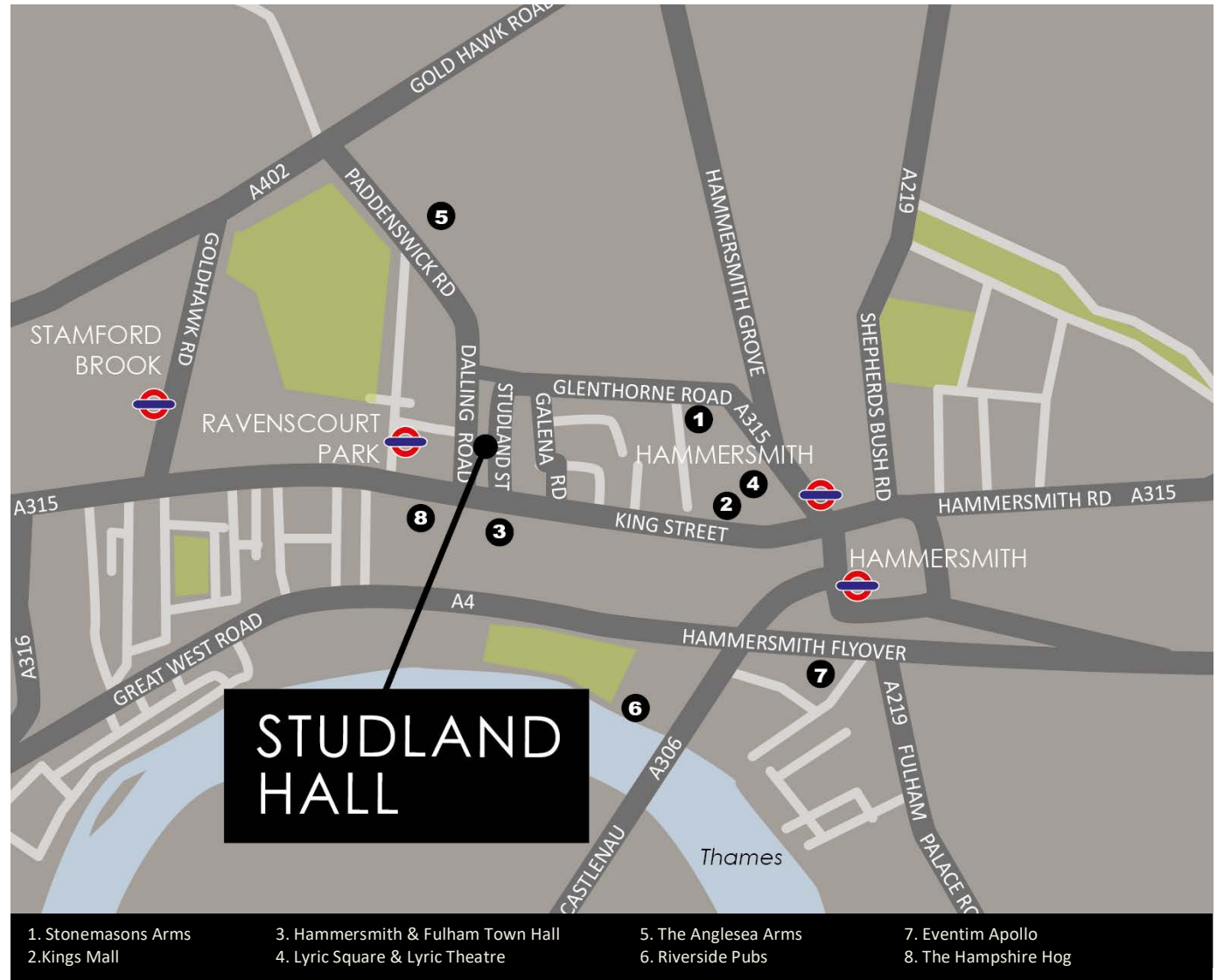
Studland Hall is situated fronting Studland Street in the centre of Hammersmith. Studland Street, which is on the one way system that circles King Street up to Hammersmith Broadway, is an extension of the A315 and one of the main routes into Hammersmith from the west of London. Ravenscourt Park Station (District Line) is a 2 minute walk from the property and Hammersmith Broadway (Piccadilly, District and Hammersmith & City Lines) is a 7 minute walk.



Lyric Square



Riverside Pubs (Rutland Arms & Blue Anchor)



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## DESCRIPTION:

The property is arranged over ground and first floor to comprise a self-contained office building. Internally the offices have been partitioned to provide large open plan meeting rooms and separate offices on both the ground and first floor. The property benefits from a disabled WC on the ground floor, together with a shower room and 2 kitchens.

## AMENITIES:

- Good natural light
- Air Cooling
- Cat 5 Cabling
- Disabled WC's and shower

## RENT:

£35.00 per sq ft exclusive

## TERMS:

Available on a new lease on terms to be agreed.

## RATES:

As per table to the right

To be confirmed with the local authority.

## EPC:

On application



FLOORS	SIZE SQ FT	SIZE SQ M	RATES 2017/18
Ground Floor:	3,144 sq ft	292.11 sq m	£3.19 per sq ft
First Floor:	3,144 sq ft	292.11 sq m	£3.78 per sq ft
<b>Total:</b>	<b>6,288 sq ft</b>	<b>584.22 sq m</b>	

FOR FURTHER INFORMATION PLEASE CONTACT SOLE AGENTS

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