

**ONE  
QUEEN  
CAROLINE  
STREET**  
HAMMERSMITH W6

**TO LET**

11,900 sq ft (1,105 sq m)

**Contemporary Fitted Offices**



### THE SPACE

One Queen Caroline Street was recently refurbished to a very high specification. The second floor is mostly open plan with some partitioning. The office benefits from previous tenants high end fit out with 100 MB's ready-to-go WIFI.

2nd floor office



external view



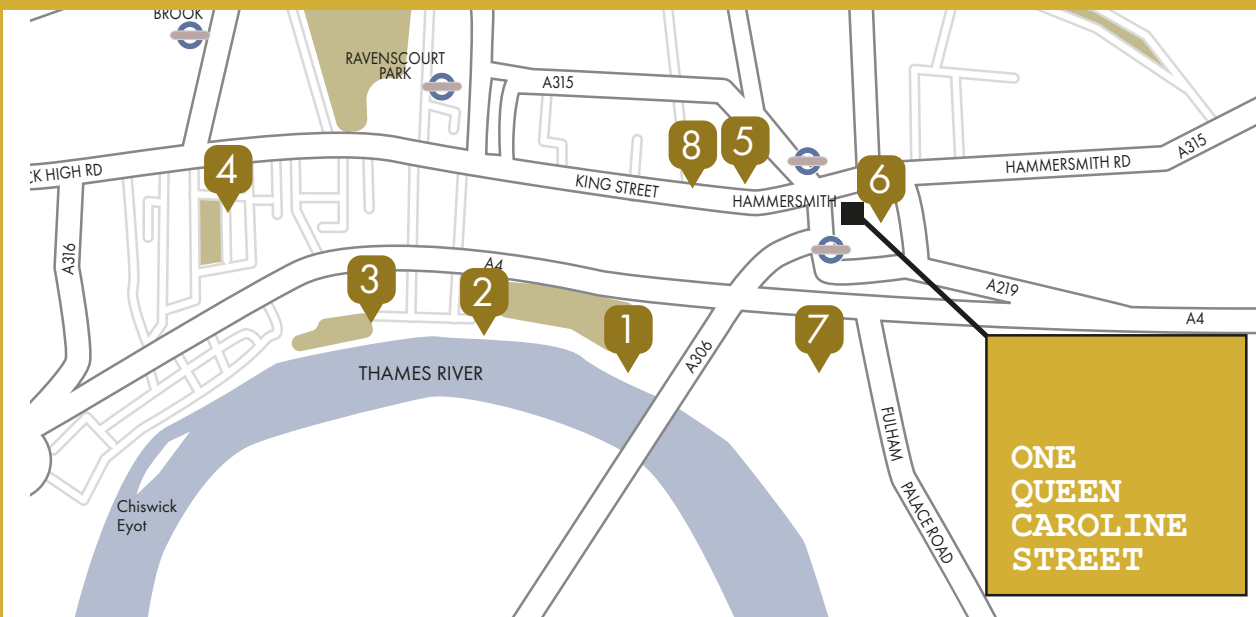
reception 2nd floor



## SPECIFICATION

- Breeam rating 'very good'
- EPC rating B
- Occupation density - 1 person / 8m<sup>2</sup>
- Toilets - 1 person / 10m<sup>2</sup>
- Contemporary exposed ceilings with suspended LED lighting
- 4-pipe fan coil system
- Raised floor – 200mm
- Large landscaped roof terrace
- Broadband fibre connectivity
- 7 secure on-site parking space
- 50 cycle spaces, on site
- Shower facilities with lockers & drying space
- Direct access to shopping centre & underground

communal roof terrace



## CENTRAL LOCATION

Hammersmith has fast become the dominant office area for West London. Easy access to the West End, less than 10 miles to Heathrow airport. Excellent transport links with Hammersmith bus station, as well as the A4/M4 make Hammersmith the first choice for many of the world's most recognised companies.

### HAMMERSMITH UNDERGROUND

4 tube lines: **Piccadilly, Circle, District** and **Hammersmith & City** (only 2 London stations have more lines)

### HAMMERSMITH BUS STATION

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

PTAL (Public Transport Accessibility Level) rating of '6b' which is classified as 'Excellent'.

## TRANSPORT TIMES

Shepherd's Bush Market .....	3 mins
Earls Court.....	5 mins
Kensington (Olympia) .....	7 mins
South Kensington .....	9 mins
Paddington .....	12 mins
Green Park .....	14 mins
Victoria .....	14 mins
Piccadilly Circus.....	16 mins
Notting Hill Gate .....	18 mins
Vauxhall.....	20 mins
Euston.....	23 mins
Kings Cross St Pancras .....	24 mins
Waterloo.....	24 mins
Heathrow Airport.....	32 mins

## DIRECTORY

### Food & Pubs

1. Blue Anchor
2. The Dove
3. The Old Ship
4. Carpenters Arms
5. Lyric Square Market

### Shopping & Entertainment

6. Broadway Shopping Centre
7. Eventium Apollo
8. Kings Mall



Take a virtual 360°  
tour of the office

#### EXISTING TENANTS



#### FACTS

##### ACCOMODATION

11,900 sq ft part 2nd floor

##### RENT

On application

##### SERVICE CHARGE

£12.98 per sq ft  
(office £10.60, estate charge £2.37)

##### BUISNESS RATES

£21.60 per sq ft, approx. to be  
confirmed with local authority

##### TERMS

Lease available on terms to be  
agreed

##### EPC

Rated B

#### VIEWINGS BY APPOINTMENT THROUGH SOLE AGENTS

##### Frost Meadowcroft

Simon Kibble / Shaun Wolfe / Alex Thomas  
skibble@frostmeadowcroft.com  
swolfe@frostmeadowcroft.com  
athomas@frostmeadowcroft.com  
www.frostmeadowcroft.com

020 8748 1200

frost  
meadowcroft

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 July 2019.

