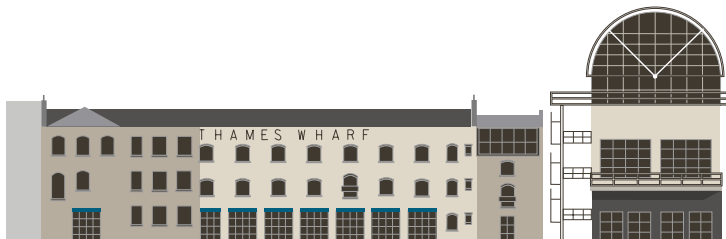


THAMES WHARF STUDIOS

RAINVILLE ROAD, HAMMERSMITH, LONDON W6 9HA



477sq ft - 9,271 sq ft



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LOCATION

Situated on the bank of the River Thames at Hammersmith, Thames Wharf Studios on Rainville Road is accessed from the A219 Fulham Palace Road. It is also a short walk from Hammersmith Bridge and Hammersmith Embankment along the Thames Path. Hammersmith Broadway (Piccadilly, District, Hammersmith and City and Circle Lines) is a 10 minute walk. The A219 Fulham Palace Road also links with the A4/M4 at Hammersmith Broadway for connections to the west end, Heathrow and the west. The renowned River Café Restaurant which opened in 1987 occupies the ground floor of the scheme.



RE:CENTRE

at
THAMES WHARF STUDIOS
a sanctuary providing:

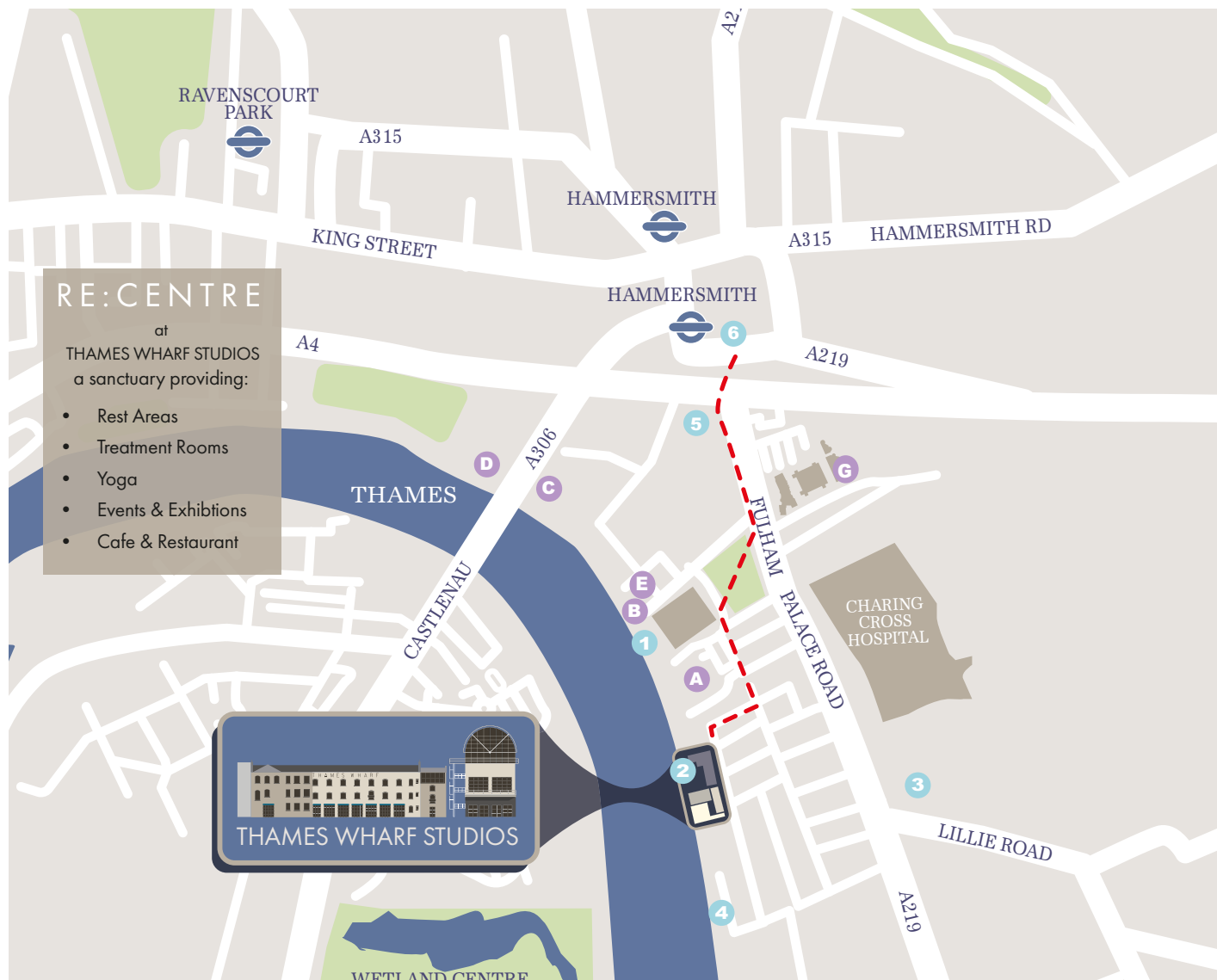
- Rest Areas
- Treatment Rooms
- Yoga
- Events & Exhibitions
- Cafe & Restaurant

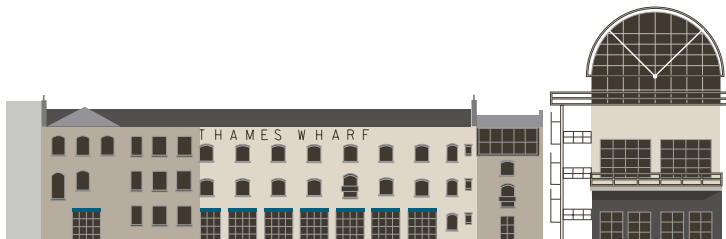
DIRECTORY

- 1 The Blue Boat & Harris + Hoole (Coffee shop)
- 2 River Café & RE:Centre
- 3 Little Waitrose
- 4 The Crabtree
- 5 Hammersmith Apollo
- 6 The Broadway

LOCAL BUSINESSES

- A Belfair, Odigeo & Cambian Group
- B Chivas Brothers
- C British Rowing
- D The Manser Practice (Architect)
- E Tinopolis Group
- F British Safety Council

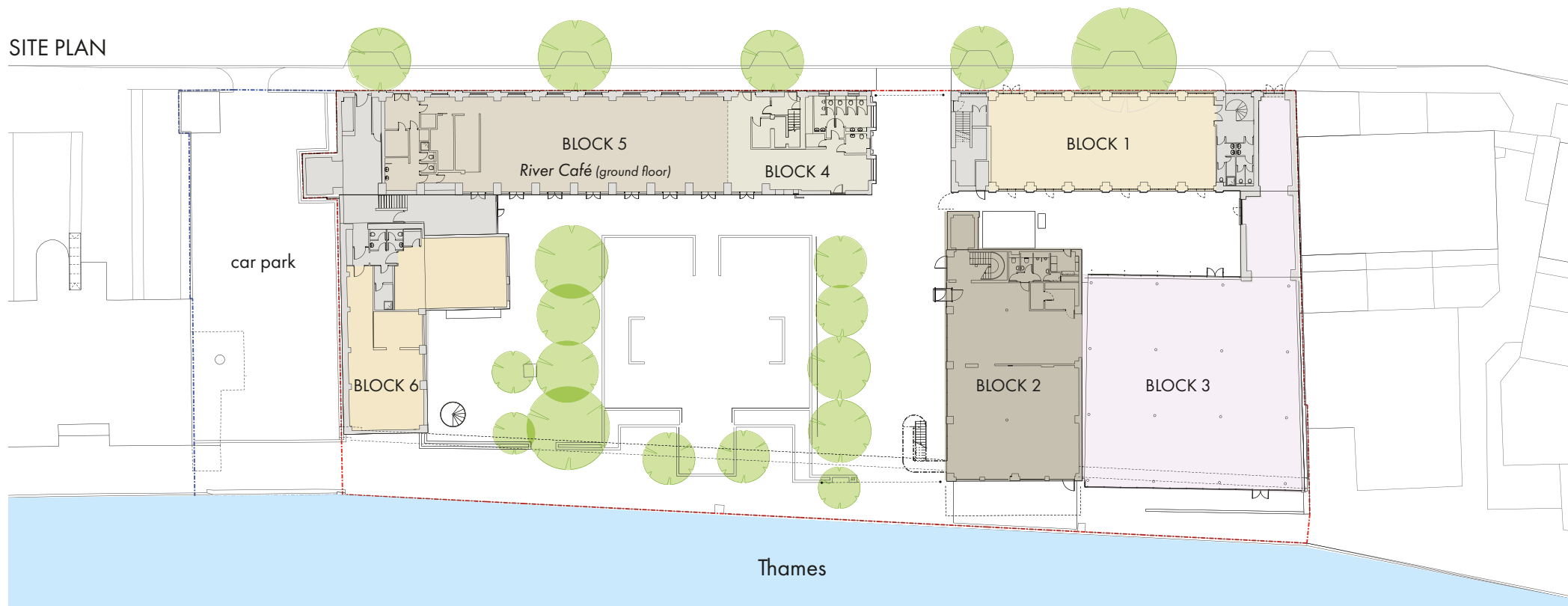




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SITE PLAN

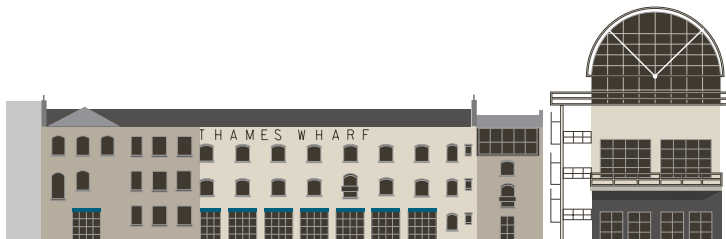


DESCRIPTION

Office accommodation at Thames Wharf Studios is arranged in 4 separate buildings that surround the main courtyard. Converted in 1983 by Richard Rogers in their trademark bold industrial manner, Blocks 1, 2 and 3 are in the section of Thames Wharf that was developed and occupied as the architectural headquarters for Richard Rogers, famous for the Pompidou Centre and the Lloyds Building. It comprises a 4-storey building with excellent natural light and stunning Thames views. The ground floor has a double height entrance lobby and the 1st, 2nd and 3rd floors have roof terraces. Completed in 1991, the 2-storey rooftop extension to the office space, shaped like a 'bread-bin', was designed by architects Lifschutz Davidson Sandilands who once occupied Thames Wharf and have since relocated to Island Studios, St Peter's Square.

BLOCK	Description	size sq ft	size sq m
BLOCK 1	Second floor	2,125 sq ft	197.0 sq m
BLOCK 4	Third floor	477 sq ft	44.3 sq m
BLOCK 5	First floor	2,957 sq ft	274.7 sq m
BLOCK 5*	Second floor	3,712 sq ft	344.9 sq m
TOTAL		9,271 sq ft	860.9 sq m

*Block 5 Second floor can be split to provide approximatly 2,400 & 1,300 sq ft offices



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TENANT MIX

- The River Cafe
- Re Source Global Ltd
- Price Industries Ltd
- MIH Jeans
- Eldsgaard Design Ltd
- A Range of Tech & Creative Co's

AMENITIES

- River views
- Excellent natural light
- Iconic architectural heritage
- RE: Centre
- On site parking
- Passenger lifts
- Raised flooring
- Grade A contemporary space
- Vaulted ceilings
- Feature lighting
- River Cafe Restaurant

RENT

Price on application

RATES

£14.69 per sq ft to be confirmed with VOA

SERVICE CHARGE

£7.00 per sq ft

TERMS

Available to let on new terms direct from the landlord

EPC

C (61)

PARKING

Parking licences subject to availability

FOR FURTHER INFORMATION PLEASE
CONTACT JOINT SOLE AGENTS



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