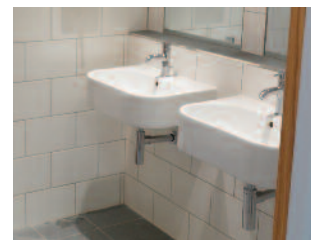


# broadway studios W6

Hammersmith, London



4th floor studio, Broadway Studios



**TO LET**

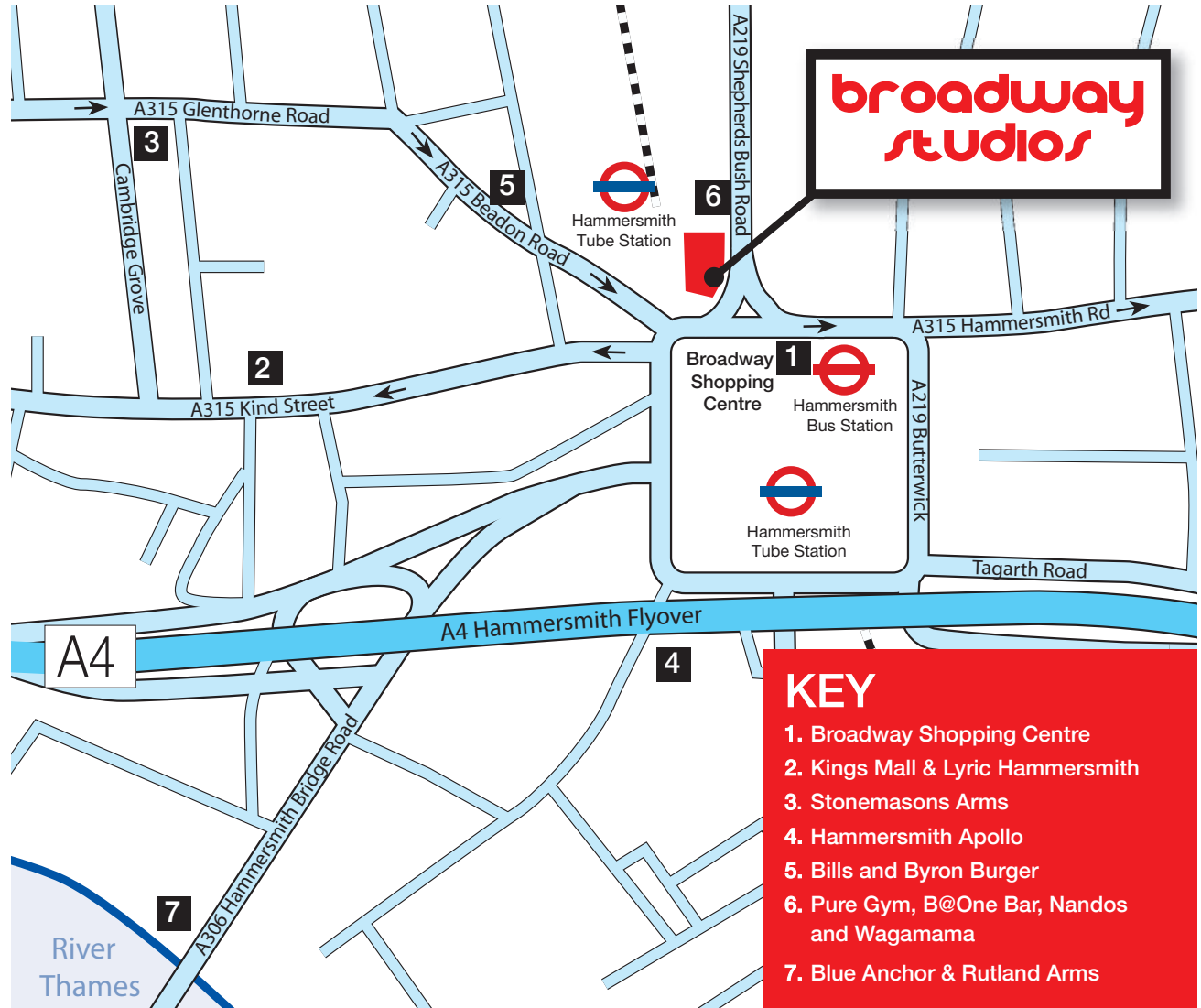
Third floor, newly refurbished, open plan, air conditioned office

6,825 sq ft total floor area. Potential to subdivide to create studios of 1,440, 2,583 and 2,799 sq ft

20 Hammersmith Broadway, Hammersmith, London W6 7AF

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## LOCATION:

Hammersmith has fast become the dominant office area for West London. It is only a few miles to the West End and less than 10 miles to Heathrow airport. Excellent transport links including 4 different tube lines: District, Piccadilly, Circle and Hammersmith & City Lines, Hammersmith bus interchange, as well as the A4/M4 make Hammersmith the first choice for many of the world's most recognised companies.

## DESCRIPTION:

Cutting edge design is at the heart of everything at Broadway Studios. Our open plan and bright office spaces bear the signature of our award winning interior designer. From the moment you walk into the vibrant, stylish reception you know you are somewhere different and unique.

## AMENITIES:

- On-site daytime Receptionist and Caretaker
- CCTV monitored security
- Solid wood flooring
- Air-conditioning
- Lift access
- Open plan offices
- Showers
- Excellent natural light

**ACCOMMODATION:** THIRD FLOOR, 6,825 sq ft / 634 sq m

**RENT:** On application

**TERMS:** Available on a new lease on terms to be agreed.

**SERVICE CHARGE:** £7.74 per sq ft.

**RATES:** £10.08 per sq ft approx. to be confirmed with local authority.



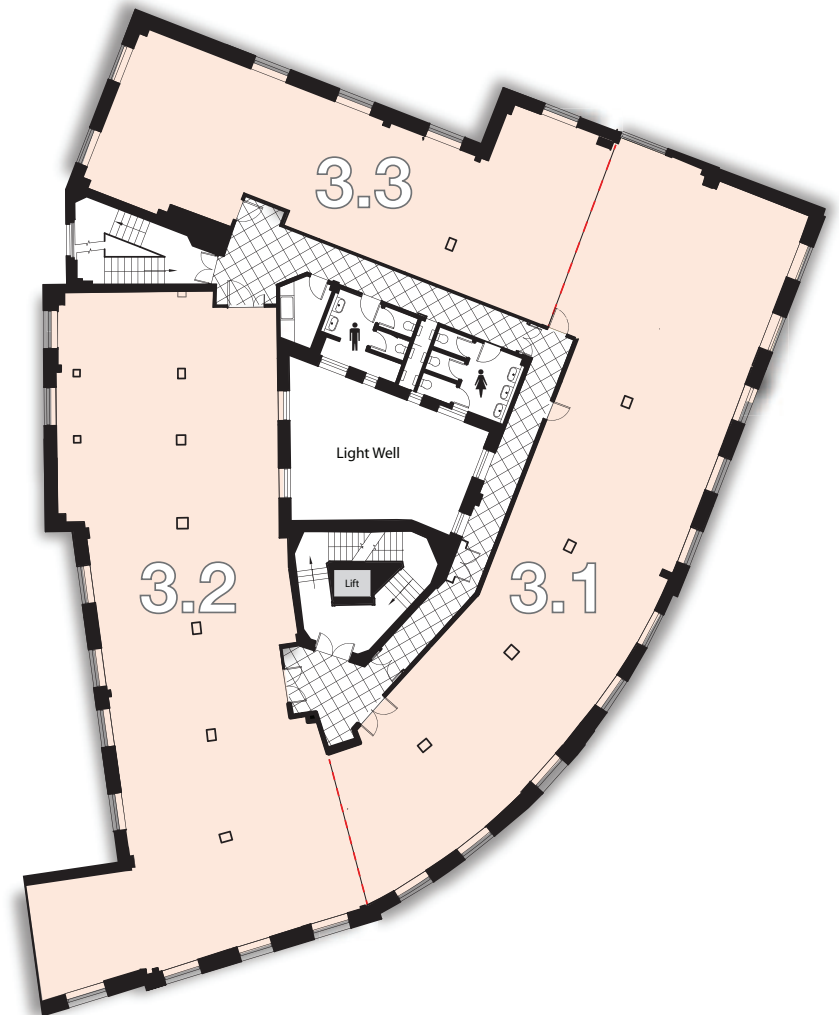
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Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

20 Hammersmith Broadway, Hammersmith, London W6 7AF