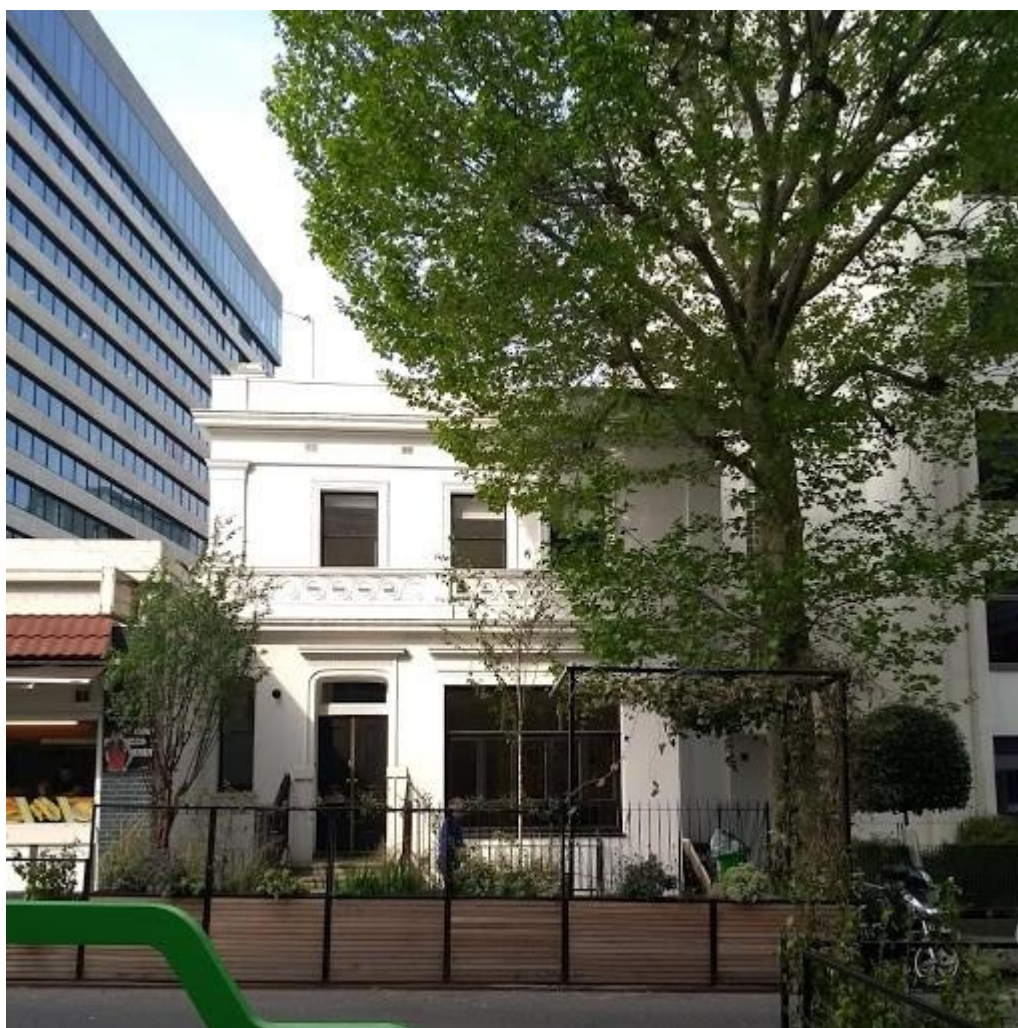


**3 Hammersmith Grove, London, W6 0ND**

**Self-contained Office Building  
To Let  
Approx 1,440 sq ft**

*May suit showrooms or professional services.*



## LOCATION

Hammersmith Grove is prominently situated at the south end of the Grove immediately at its junction with Beadon Road adjacent to Lyric Square. All the facilities of central Hammersmith are readily available with both underground stations being within the short walk providing Piccadilly line, District line, Circle line extension and Metropolitan line services.

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

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Cavendish Square  
London W1G 9DQ  
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**F 020 3205 0201**  
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## DESCRIPTION

The property comprises a self-contained period building on lower ground, ground and first floor with frontages to Hammersmith Grove.

The premises provide a number of individual rooms and open plan areas and have recently been occupied by a production company. The premises have just been vacated and are ready for immediate occupation.

First floor	Offices	approx	810 sq ft
Ground floor	Offices	approx	300 sq ft
Lower ground	Office	approx	189 sq ft
	Store	approx	87 sq ft
	Vault	approx	54 sq ft
<b>Total approx NIA</b>			<b>1,440 sq ft</b>

## AMENITIES

- Self-contained
- Front forecourt
- Central heating
- Private WC's
- Period rooms
- Excellent natural light
- Potential showroom
- Window frontage to Beadon Road

## CAR PARKING

Business parking permits are available from the local authority and long term parking within the Kings Mall public car park.

## TERMS

The premises are available to let on new lease for a period of five years to be held outside the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act. The lease to include a landlord break clause on 6 months prior written notice from 30<sup>th</sup> September 2021.

## RENT

£34.50 per sq ft pax.

## RATEABLE VALUE

Rateable Value	£37,250 per annum for the entire.
Current Poundage	0.491 for 20
Estimated Payable	£18,290 per annum for the entire.

All prospective tenants are advised to verify the above figures by direct enquiry to the local authority.

## **SERVICE CHARGE AND BUILDING INSURANCE**

On application.

## **EPC**

On application

## **INSPECTIONS**

By prior appointment with sole agents:

**HNG**

**Mark Belsham 07973 372 698**  
**Tim Wilkinson 07973 302 814**  
**020 3205 0200**

