

FANTASTIC OFFICE SUITE TO LET

FULLY FITTED TO A HIGH STANDARD AND WITH FAR REACHING VIEWS OVER WEST LONDON

APPROX 3,115 SQ FT

10TH FLOOR THE TOWER 26-28 HAMMERSMITH GROVE LONDON W6 7HA





LOCATION

26-28 Hammersmith Grove is situated approximately 2 minutes' walk from Hammersmith Broadway and the four underground stations (Piccadilly, Circle line extension, Hammersmith & City and District line). Fast access is available to the West End City, Paddington and Heathrow and surrounding areas.

Subject to contract and exclusive of VAT if applicable Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: I: 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

7-10 Chandos Street **Cavendish Square** London W1G 9DQ T 020 3205 0200 F 020 3205 0201 info@hng.co.uk www.hng.co.uk

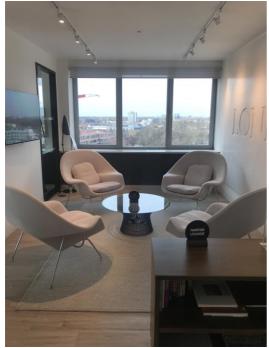


All the local amenities of Hammersmith are within easy reach, with a Fitness First gym and swimming pool within the building. Hammersmith offers a wide selection of cafes, restaurants and retailers and has a well-regarded Food and Farmers' Market on Thursdays and Fridays at Lyric Square.

DESCRIPTION

The 10th floor suite has been fitted to a high standard to provide meeting rooms, executive offices and open plan area. The accommodation has private kitchen and WC's and enjoys far reaching views over West London.

The premises are available with the benefit of the fit out and furniture by arrangement.





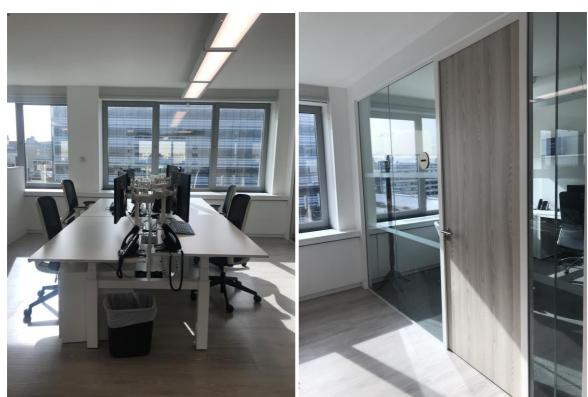
Office reception

New entrance and on site café coming soon.



Boardroom





Workstations

Private offices



Central breakout with projector and screen





AMENITIES

- Air conditioning •
- Full access raised floor •
- ٠
- High standard partitions Carpets / wood and vinyl floor coverings •
- CAT 6 cabling •
- Private facilities •
- Kitchenette •
- Break out area •

Fitted for immediate occupation





TERMS

The premises are available on new sublease to end November 2021 or assignment of the existing lease to 7th December 2026 with a rent review on 8th December 2021 and tenants break on 6 months prior notice at that date.

PASSING RENT

Passing rent £54.00 per sq ft per annum exclusive incentives available for an assignment or sub lease at current market value.

BUSINESS RATES

The premises are located in the London Borough of Hammersmith and Fulham with a rateable value of £119,000. Estimated rates payable for 2019/19 £60,214 (£19.42 per sq ft).

Prospective tenants must verify the above information by direct enquiry to the local authority.

SERVICE CHARGE

The lease benefits from a service charge cap at £12 psf + rpi increase, estimated budget for 2019, £9.50 psf.

EPC

D-100

FURTHER INFORMATION AND INSPECTIONS

The premises are available immediately, subject to completion of legal formalities and inspections may be arranged through joint sole agents

Simon Talbot Williams	Mark Belsham	
Talbot Scott	HNG	
Tel: 020 7495 4269	0203 205 0200	
	M: 07973 372 698	

Piccadilly line

Heathrow 30 mins, Piccadilly Circus 15 mins, Kings Cross/ St Pancras 24 mins

Hammersmith & City Line (circle line extension)

Wood Lane 4 mins, Paddington 12 mins, Baker Street 17 mins, Farringdon 28 mins (white City/westfield)

District Line Earls Court 4 mins, Westminster 18 mins