

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.

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Subject to contract and exclusive of VAT if applicable

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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
- 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

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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