



**Suites
available of:**
1,400 sq ft
1,757 sq ft
1,774 sq ft
air-conditioned
offices in the centre
of Hammersmith

20 Hammersmith
Broadway
London W6 7AF

**broadway
studios**



CONNECTIVITY

Average journey times* from the property via public transport are:

Shepherds Bush.....	13 mins
Victoria	14 mins
Paddington.....	12 mins
Kings Cross.....	24 mins
Waterloo	23 mins
Heathrow Airport 1-3	31 mins

* www.tfl.gov.uk



DIRECTORY:

- | | | |
|-----------------------------|------------------------------|-------------------------|
| 1. Broadway Shopping Centre | 3. Lyric Square & Kings Mall | 5. Be at One & Wagamama |
| 2. Eventim Apollo | 4. Bills & Byron Burger | 6. Riverside Pubs |

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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
- Open plan offices
- Showers
- Lift access
- Excellent natural light
- Fitted option available



RENT: on application

RATES: As per table below, to be confirmed with the VOA

SERVICE CHARGE: £7.00 per sq ft

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

EPC: Available on request



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**FOR FURTHER
INFORMATION
PLEASE CONTACT
JOINT SOLE AGENTS**

Shaun Wolfe swolfe@frostmeadowcroft.com
Jack Realey jrealey@frostmeadowcroft.com
www.frostmeadowcroft.com

020 8748 1200

frost
meadowcroft

David Cuthbert dcuthbert@hanovergreen.co.uk
Harry Pruden hpruden@hanovergreen.co.uk



floor	size sq ft	size sq m	rates per sq ft
1st floor 1.01	1,774	165	£14.75
1st floor 1.08*	1,400	130	£14.75
Mezzanine M2	1,757	163	£14.75

* 1.08 is a fitted-out option for 20 desks plus generous meeting & breakout areas and a kitchenette

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. Brochure June 2018