



COLET COURT



Stylish Offices Available To let

100 HAMMERSMITH ROAD, W6 7JP
OFFICE SUITE TO LET WITH CAR PARKING SPACES
4,235 SQ FT. (393.43 SQ.M)



Refurbished Period Office

COLET COURT is a newly refurbished office building that was a 19th Century former school with listed status, featuring a variety of different office styles to suit small to medium sized businesses as well as larger companies. Offering larger single contemporary floorplates to the rear of the building and modern converted period accommodation to the front, behind the original facade. All the offices feature air-conditioning as well as concierge style reception and 24 hour security.



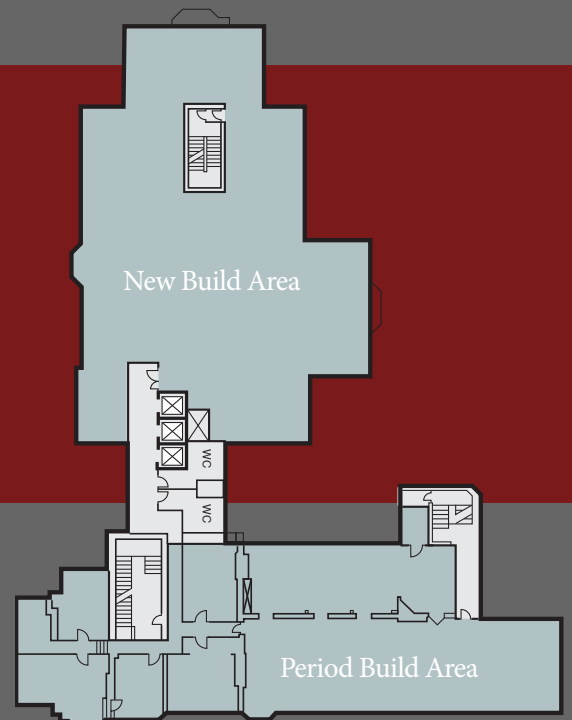
Main Reception

AMENITIES

- ✦ AIR-CONDITIONING
- ✦ RAISED FLOORS
- ✦ FEATURE LIGHTING & SUSPENDED CEILINGS WITH RECESSED LIGHTING
- ✦ RECEPTION WITH CONCIERGE & 24HR SECURITY
- ✦ REFURBISHED RECEPTION & COMMON PARTS
- ✦ MALE, FEMALE TOILETS & SHOWERS
- ✦ 3 LIFTS
- ✦ FULLY CARPETED
- ✦ ON-SITE CAR PARKING
- ✦ EPC D



Main Entrance



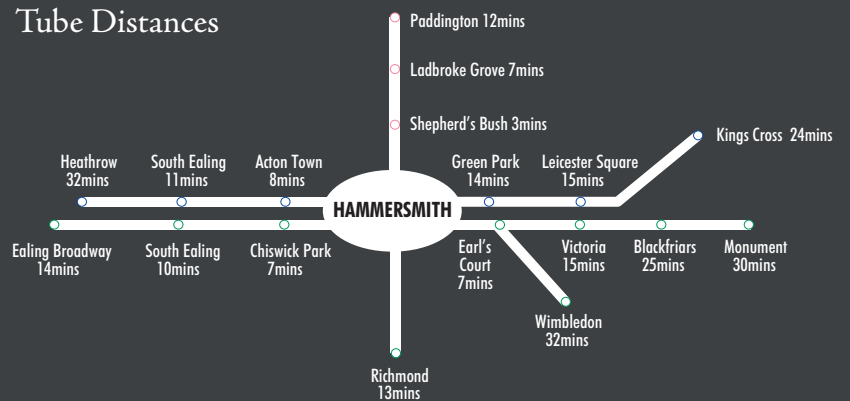
Typical Floor Plan - Do not scale

FLOOR AREAS

3rd (period built wing)	4,235 sq.ft	393.43 sq.m
-------------------------	-------------	-------------



Tube Distances



LOCATION

The building is exceptionally well located. Situated on Hammersmith Road close to the junction with Brook Green within walking distance of the café, shopping and banking facilities of central Hammersmith.



Breakout Space



Local Shopping

Green Space

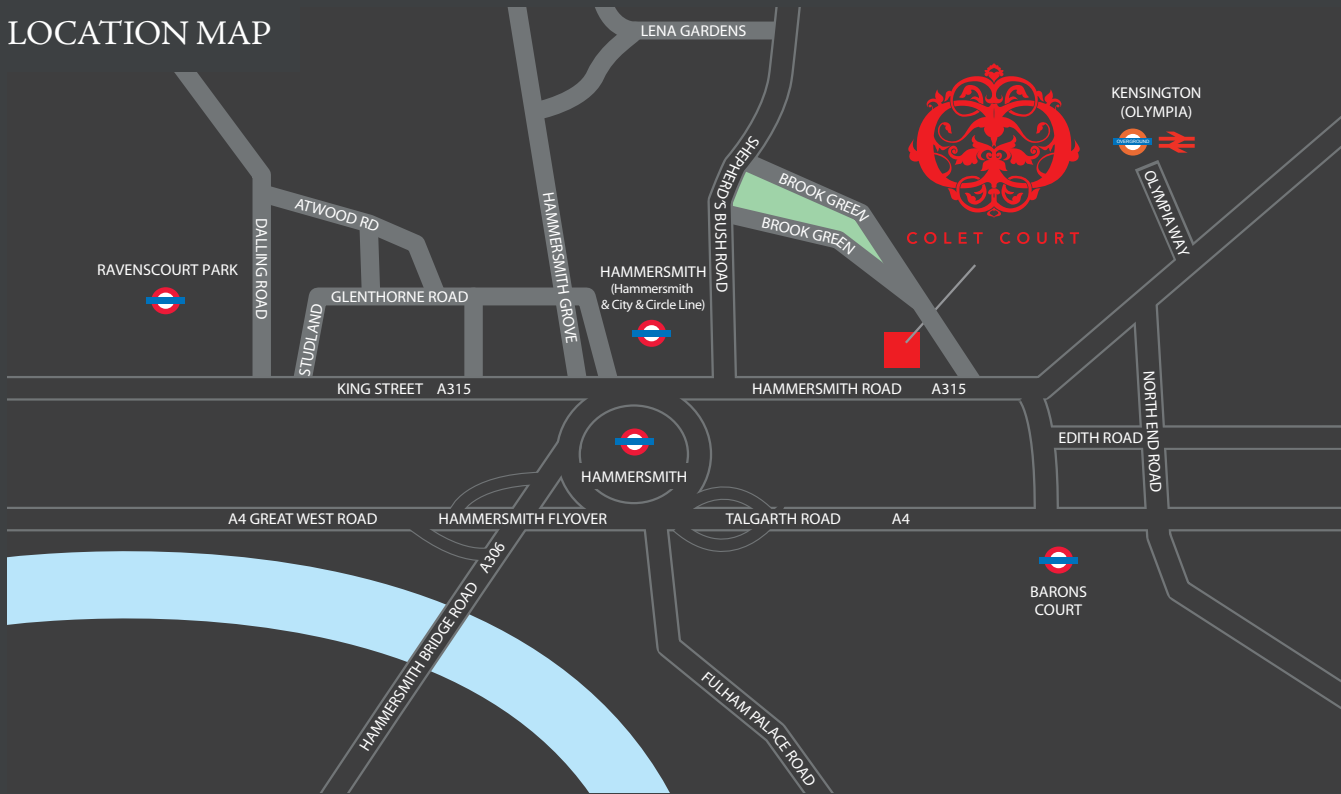
Transport Links



Shepherd's Bush 3 Mins

Hammersmith / Barons Court 10 Mins

LOCATION MAP



TRANSPORT

Hammersmith Underground Station (Piccadilly, District, Circle and Hammersmith & City lines) A4/M4 (access to the West End, Heathrow Airport & the M25) within easy reach. Olympia Overground Station (linking with Clapham Junction, Westfield London and Hertfordshire)

TERMS

The accommodation is available direct from the freeholder on terms by arrangement

VIEWING

Strictly by appointment through the joint sole agents.

WWW.COLET-COURT.CO.UK

David Cuthbert

dcuthbert@hanovergreen.co.uk

Justin Clack

jclack@frostmeadowcroft.com



Instruction on behalf of Columbia Threadneedle Investments.

The agents give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or tenants 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. (iii) no person in the employment the agents has any authority to make or give any representation or warranty whatever in relation to this property.

The landlord supports the Code for Leasing Premises in England and Wales 2007. www.lettingbusinesspremises.co.uk