

LINCOLN HOUSE

**137-143
HAMMERSMITH ROAD**

Refurbished Open Plan and Fitted Out Grade A Offices
2,908 - 12,673 sq ft





DESCRIPTION

The available space offers both refurbished fitted out and refurbished open plan Grade A office space offering flexible open plan accommodation with excellent natural light and ceiling height. There is an entrance from Auriol Road which leads to a secure underground car park along with bike storage and showers.



Fitted out 2nd floor north

AMENITIES

- Refurbished and fitted out 2nd floor north and south
- Refurbished open plan 1st floor
- Fully accessed raised floors
- 4 pipe fan coil air-conditioning
- Metal tile suspended ceilings
- New LED lighting
- 2 x 10 person passenger lifts
- Excellent natural light
- Commissionaire
- 24/7 access
- Secure bike storage plus 2 showers
- Car parking included in the rent

ACCOMMODATION

FLOOR	SQ FT	SQ M
Part 2nd (North)	2,908	270.2
Part 2nd (South)	3,424	318.1
1st Floor	6,341	589.1
TOTAL	12,673	1,177.4

Please note that the 1st floor can also be split into circa 3,000 sq ft units.



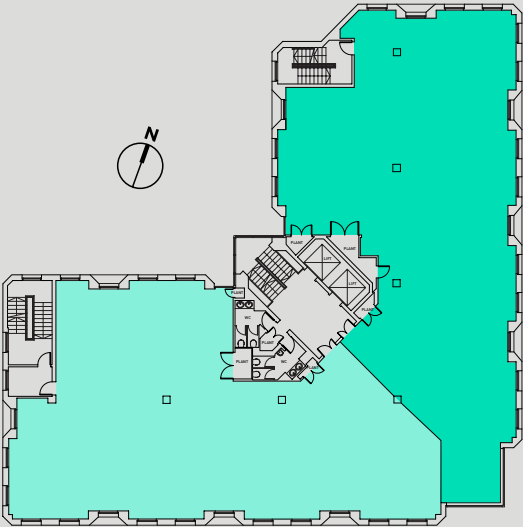
LEASE / TERMS

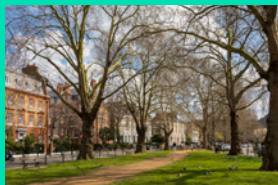
New lease(s) direct from the landlord for a term by arrangement.

Terms available upon application.

Typical floor showing potential floor splits.

*For indicative purposes only.
Not to scale.*





LOCATION

The building's entrance is located on the corner of Hammersmith Road and Edith Road. There are excellent transport links nearby: Hammersmith (Piccadilly, District, Hammersmith & City and Circle lines), Baron's Court (Piccadilly line), West Kensington (District line) and Kensington Olympia (District line)/overland station are within a few minutes walking distance.

VIEWING

By arrangement with sole agents:

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EPC

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