



COLET COURT



Stylish Offices Available To let

100 HAMMERSMITH ROAD, W6 7JP
OFFICE SUITE TO LET WITH CAR PARKING SPACES
4,235 - 9,540 SQ FT. (393.43 - 886.26 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

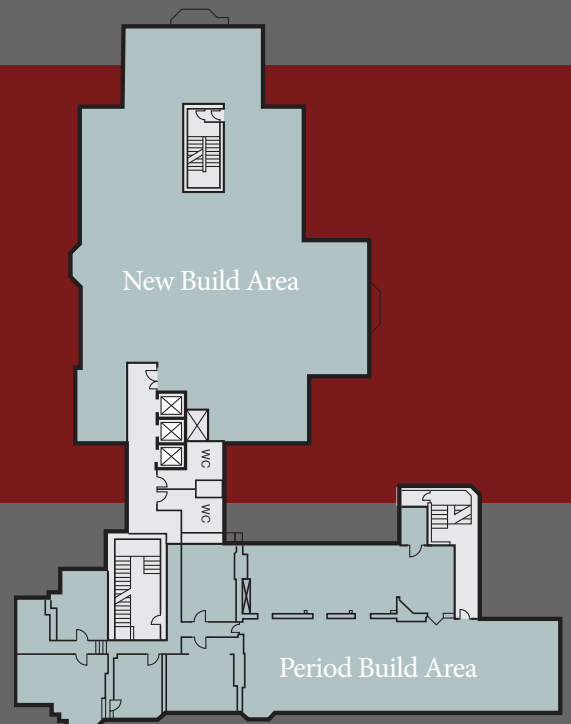


Main Entrance



FLOOR AREAS

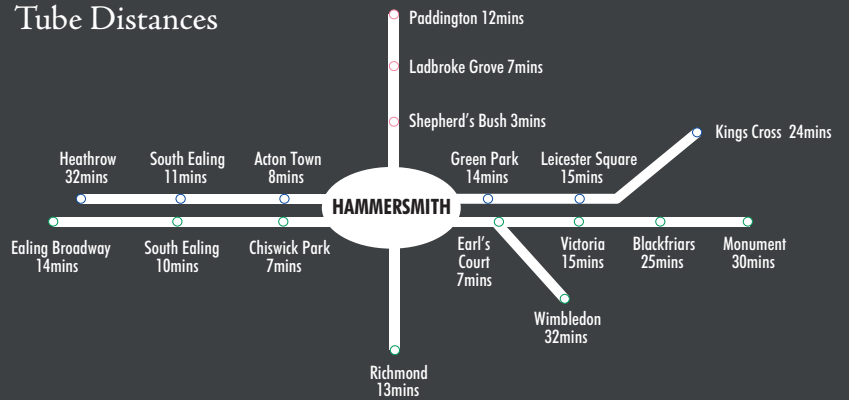
3rd (period built wing)	4,235 sq.ft	393.43 sq.m
Ground Floor (new build)	5,305 sq.ft	492.83 sq.m
Totals	9,540 sq.ft	886.26 sq.m



Typical Floor Plan - Do not scale



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.



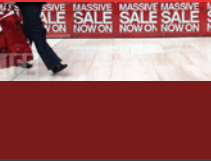
Breakout Space



Local Shopping

Green Space

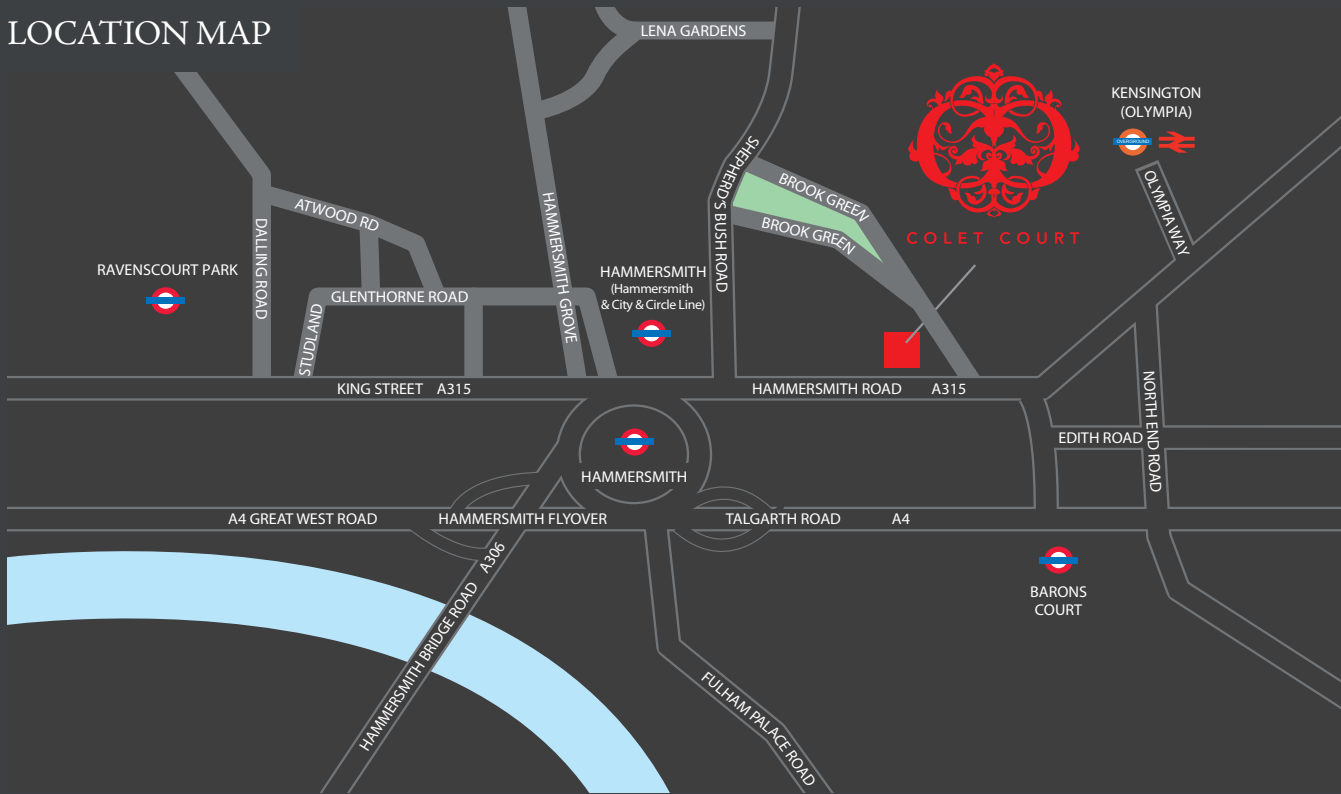
Transport Links



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.

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Instruction on behalf of Columbia Threadneedle Investments.

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