



COLET COURT



# Stylish Offices Available To let

100 HAMMERSMITH ROAD, W6 7JP

OFFICE SUITE TO LET WITH CAR PARKING SPACES

1,304 - 4,212 - 5,066 - 9,189 - 14,728 SQ FT. (121 - 391 - 471 - 854 - 1,368 SQ.M)





Refurbished Period Office

**COLET COURT** is a newly refurbished office building that was a 19<sup>th</sup> 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

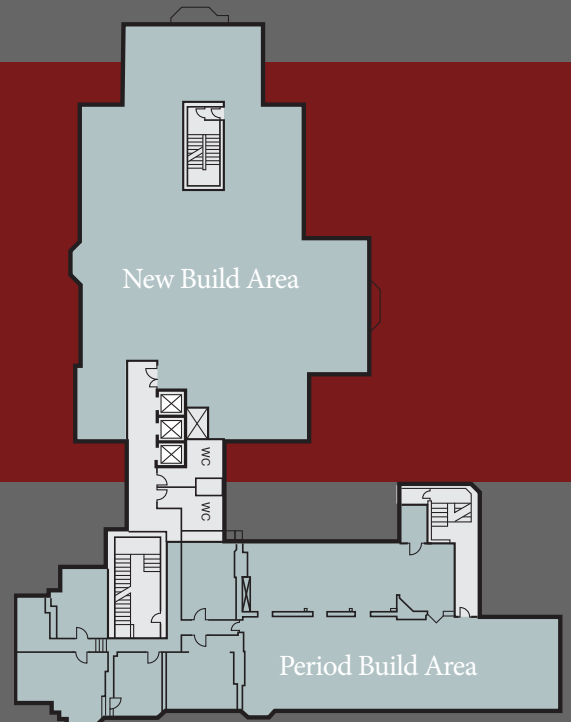
- ✦ AIR-CONDITIONING
- ✦ RAISED FLOORS
- ✦ FEATURE LIGHTING & SUSPENDED CEILINGS WITH RECESSED LIGHTING
- ✦ RECEPTION WITH CONCIERGE & 24HR SECURITY
- ✦ REFURBISHED RECEPTION & COMMON PARTS
- ✦ MALE, FEMALE TOILETS & SHOWERS
- ✦ 3 LIFTS
- ✦ FULLY CARPETED
- ✦ ON-SITE CAR PARKING
- ✦ EPC D



Main Entrance



## 1st Floor New Build Office



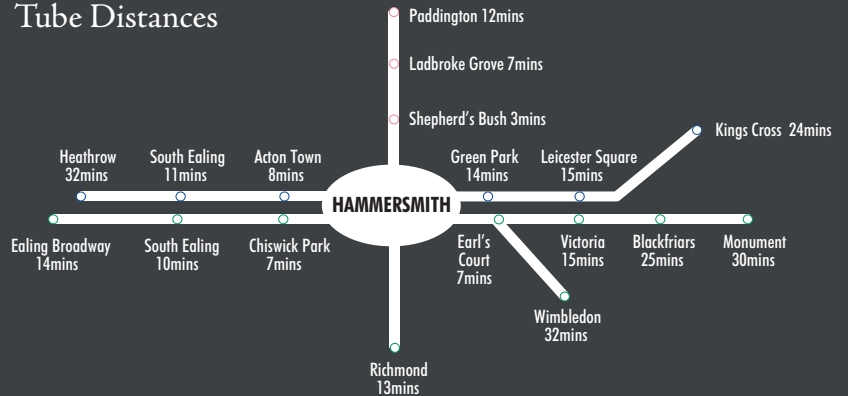
Typical Floor Plan - Do not scale

### FLOOR AREAS

First floor (period built wing)	4,212 sq.ft	391 sq.m
First floor (new build wing)	5,066 sq.ft	471 sq.m
First floor totals	9,189 sq.ft	854 sq.m
Third floor (period built wing)	4,235 sq.ft	393 sq.m
Fourth floor (new build wing)	1,304 sq.ft	121 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

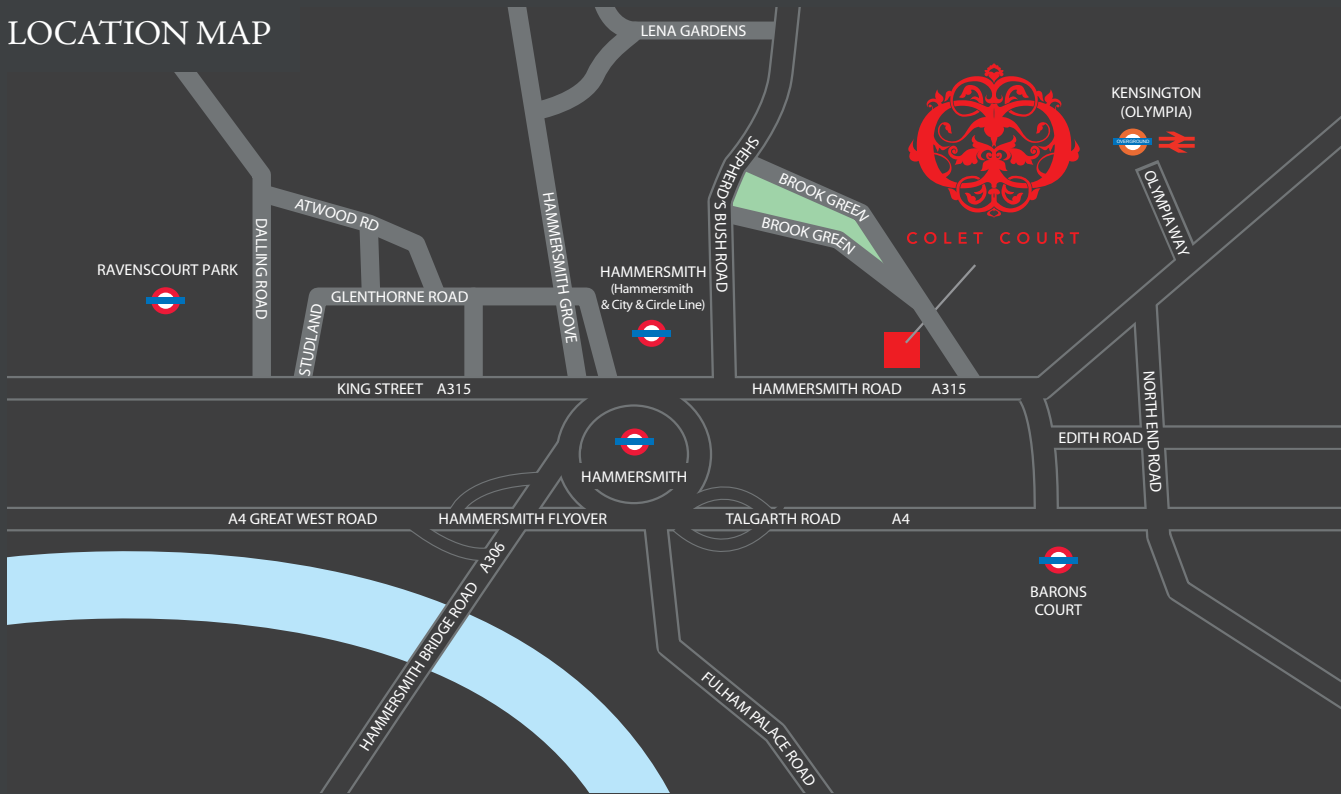
## Transport Links



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](http://WWW.COLET-COURT.CO.UK)

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Instruction on behalf of Columbia Threadneedle Investments.

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