

## OFFICES TO LET

**62-64 CHANCELLOR'S ROAD  
HAMMERSMITH  
LONDON W6 9RS**

**APPROX 922 SQ FT**

**Air-conditioned, Open Plan, Fantastic Natural Light**



### LOCATION

62-64 Chancellor's Road is located close to the River Thames and within approximately 5-7 minutes' walk of central Hammersmith, underground and bus station. The property is situated at the junction with Crisp Road and has easy access to the Thames side path for cyclists and a short walk along Crisp Road or Fulham Palace Road to the town centre.

Within the immediate area, a wide variety of cafes and restaurants, including Café Plum, Café Blanc and Eat 17, supermarket and street food / coffee venue.

Subject to contract and exclusive of VAT if applicable

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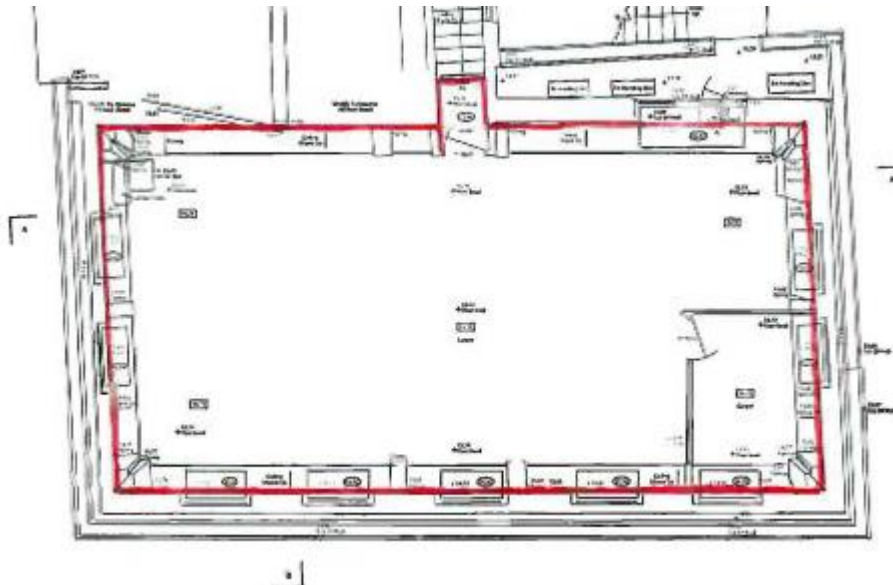
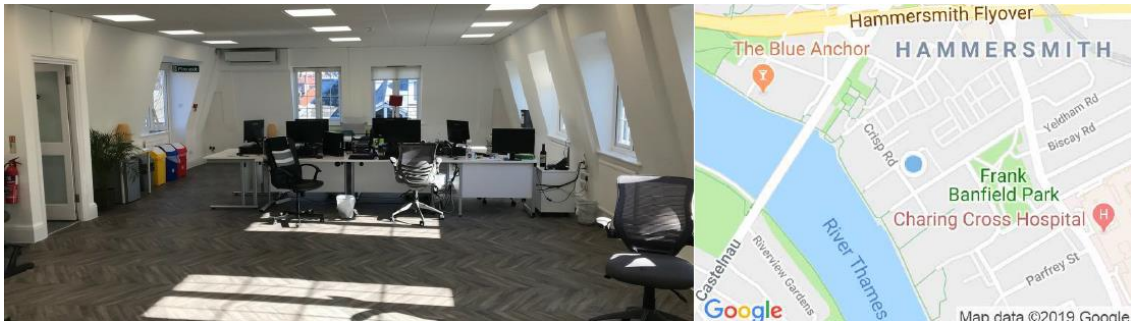
## ACCOMMODATION

The property comprises a self-contained office building on the lower ground, ground, 1<sup>st</sup> and 2<sup>nd</sup> floor. The lower floors have been let to Hungry Bear Media.

The 2<sup>nd</sup> floor is rectangular with windows to all elevations and benefiting from excellent natural light throughout.

The premises have wood laminate floor, perimeter trunking, secondary glazing, suspended ceilings with LED lighting and ceiling mounted standalone air-conditioning units.

The suite is accessed via the main reception area to be shared with the existing tenant.



## TERMS

The premises are available on flexible lease for a period until August 2023, subject to a mutual break August 2021.

### RENT

£40.00 per sq ft per annum exclusive. *Incentives available.*

### ESTIMATED BUSINESS RATES

£14.50 per sq ft payable.

### SERVICE CHARGE

On application.

### EPC

D-98

### FURTHER INFORMATION AND APPOINTMENTS TO INSPECT

Via joint agents

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