

## **Elms House**

43 Brook Green, Hammersmith, W6 7EF



## Description

The property comprises a modern headquarters office building arranged over ground and five upper floors. The available floors benefit from excellent natural light and views across Hammersmith and the wider west London area.

The property benefits from the following specification:

- Four pipe fan coil air conditioning
- Full access raised floors
- Suspended ceilings with PIR LG7 lighting
- Manned reception
- 45 on-site parking (ratio of 1:1,904 sq ft)
- Bicycle racks
- Showers and locker rooms
- Male, female and disabled WCs
- 2 x 13 passenger lifts
- EPC Rating D(81)

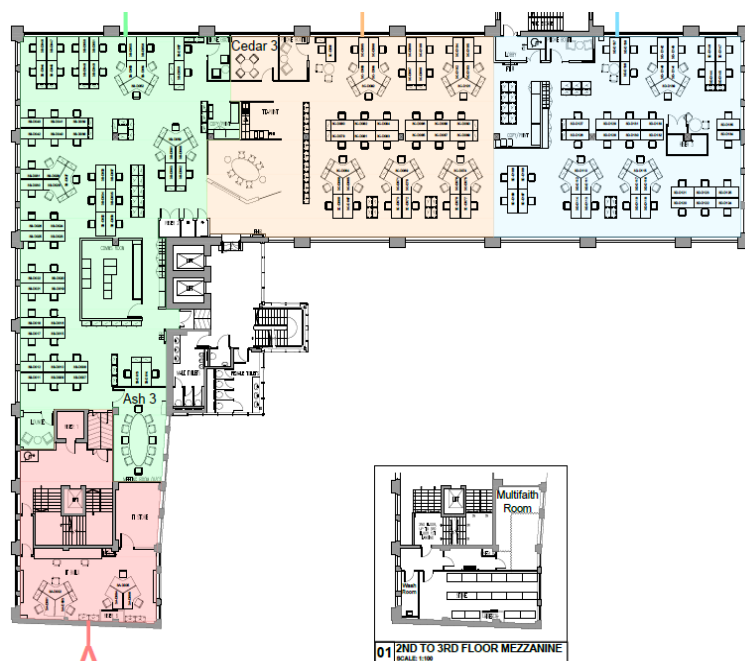
The property currently benefits from a high quality fit out to include a fully fitted reception and café that could be made available to an incoming tenant.

The property is available from suites of 5,000 sq ft to the whole building totalling 85,672 sq ft.

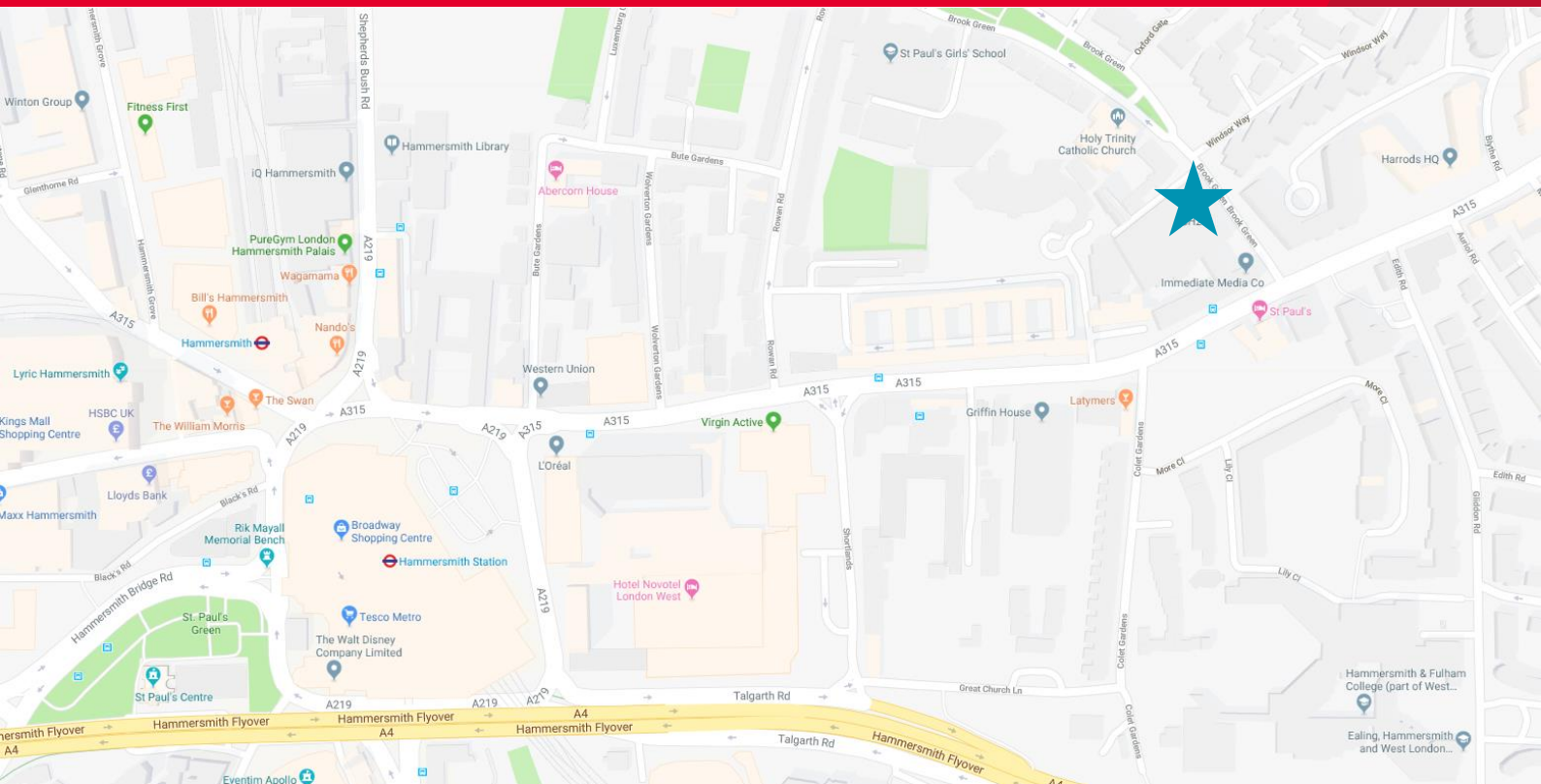


The below outlines approximate floor areas that need to be professionally measured:

Floor	Sq M	Sq Ft
Ground	1,612	17,354
First	1,776	19,114
Second	1,184	12,740
Third	1,119	12,046
Fourth	1,125	12,107
Fifth	1,144	12,311
<b>Total</b>	<b>7,960</b>	<b>85,672</b>







## Location

### By Tube

The building is situated close to Hammersmith station, thus providing immediate access to the Piccadilly, Circle and Hammersmith and City lines.

### By Road

Elms House provides direct access to the A4 and has underground parking at the tenants disposal.

### By Bike

The building provides ample in-door bike parking spaces as well as shower facilities. There is a 'Boris bike' docking station outside the front door of the building.

### Elizabeth Line

The completion of the Elizabeth line and it's easy access from the building will offer another efficient travel option to tenants.

### Travel Times

Station	Time
Paddington	21 mins
Victoria	23 mins
Bond St	30 mins
Kings Cross	32 mins
Heathrow	35 mins



## Terms

The space is available by way of sub-lease for a term to be agreed – but expiring no later than November 2025.

Alternatively, the whole building is available by way of assignment with the lease expiring 24 December 2030 with a tenant break on 24 December 2025.

**Quoting Rent:** On application

**Business Rates:** Estimated at £16.00 per sq ft. Any incoming tenant must rely on their own investigations with the local authority.

Local Authority Ref: 00012000430024

**Service Charge:** Estimated at £7.00 per sq ft (needs to be assessed)

## Contacts

For more information, please contact the letting agents:

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