



FIRST FLOOR OFFICE
TO LET 1,570 sq ft

4

LYRIC SQUARE
Hammersmith W6 0ED

centrally located, contemporary
air-conditioned office



LYRIC SQUARE



LOCATION

4 Lyric square is located within 100 yards (approximately a 2 minute walk) of Hammersmith Broadway (District and Piccadilly Line, and Hammersmith & City Line). Lyric square food market is outside the office, which operates on Thursday and Friday each week providing an eclectic mix of food from handmade pasta dishes, Caribbean style salads, hog roast, Thai cuisine and crepes. Lyric Theatre is opposite the premises as well as a good selection of restaurants including Bills and Byron Burger.

LOCAL TENANT MIX

1. HSBC
2. L'Oreal
3. Walt Disney
4. UKTV
5. Victoria Beckham
6. Hyperoptic
7. Charlotte Tilbury
8. GE
9. Immediate Media Co



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LYRIC SQUARE



DESCRIPTION

4 Lyric Square is an open plan modern office on the first floor, located in the centre of Hammersmith. The office benefits from high ceilings, new LED lights and a fitted kitchen.

SPECIFICATION

- Air Conditioning
- Full access raised floors
- New suspended LED lighting
- High ceiling (3.6 meters)
- Passenger lift
- Excellent natural light
- Window blinds
- 24 hour access
- Fitted kitchen
- Entry phone

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure November 2018

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LYRIC SQUARE



RENT

£47.50 per sq ft

RATES

£14.00 per sq ft approx. to be confirmed with VOA

SERVICE CHARGE

£6.00 per sq ft and insurance premium of £0.75 per sq ft per annum

TERMS

Available to let on new terms direct from the landlord

EPC

D, 90

GET IN TOUCH

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