

BROADWAY STUDIOS

20 Hammersmith
Broadway
London W6 7AF



Ladbrokes

SUITES
AVAILABLE OF

1,400 sq ft

1,774 sq ft

2,582 sq ft

air-conditioned
offices in the centre
of Hammersmith

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CONNECTIVITY

Average journey times from the property on public transport are:

Shepherds Bush.....	13 mins
Victoria	14 mins
Paddington	12 mins
Kings Cross.....	24 mins
Waterloo.....	23 mins
Heathrow Airport 1-3	31 mins

taken from www.ffl.gov.uk

LOCATION

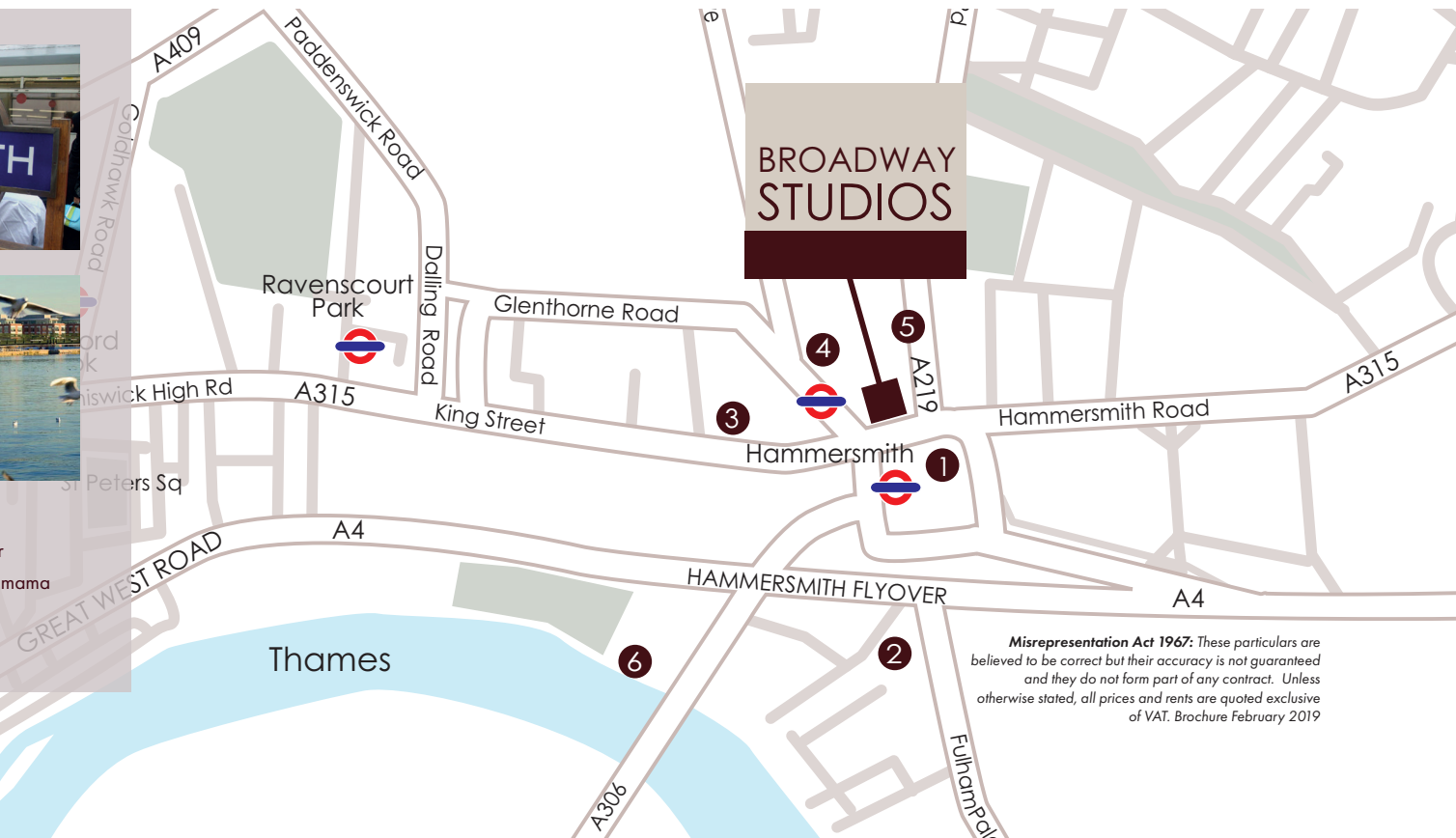
Hammersmith has fast become the dominant office area for West London. It is only a few miles to the West End and less than 10 miles to Heathrow airport. Excellent transport links including 4 different tube lines: District, Piccadilly, Circle and Hammersmith & City Lines, Hammersmith bus interchange, as well as the A4/M4 make Hammersmith the first choice for many of the world's most recognised companies.

BROADWAY STUDIOS



DIRECTORY:

- | | |
|------------------------------|-------------------------|
| 1. Broadway Shopping Centre | 4. Bills & Byron Burger |
| 2. Eventim Apollo | 5. Be at One & Wagamama |
| 3. Lyric Square & Kings Mall | 6. Riverside Pubs |



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 February 2019

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DESCRIPTION

The offices at Broadway Studios benefit from excellent natural light from large sash windows, wooden floors and air-conditioning. The newly refurbished reception area offers a vibrant entrance in the centre of Hammersmith Broadway. Offices can be fitted or vacant offering incoming tenants flexibility.



AMENITIES

- On-site Receptionist and Caretaker
- CCTV monitored security
- Solid wood flooring
- Air-conditioning
- Open plan offices
- Showers
- Lift access
- Excellent natural light
- Fitted option available



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RENT

£46.50 per sq ft

RATES

As per table below, to be confirmed with the VOA

SERVICE CHARGE

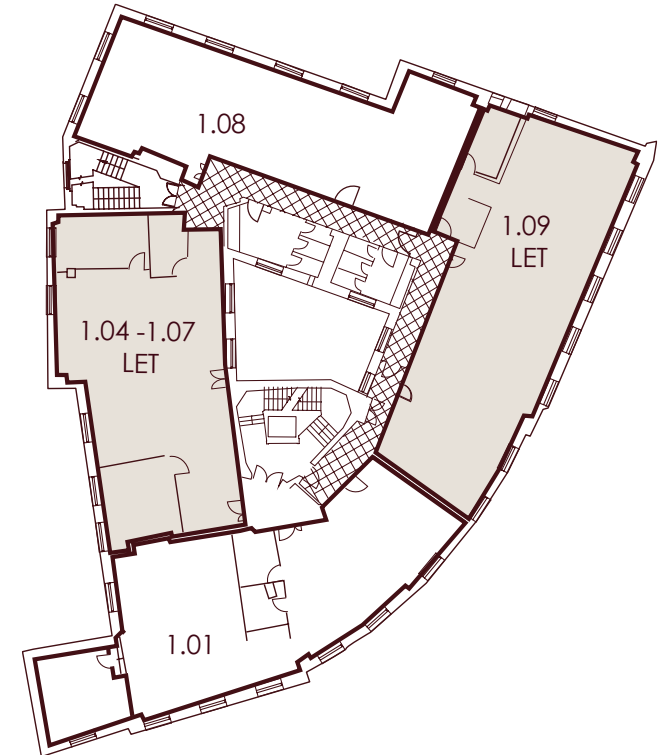
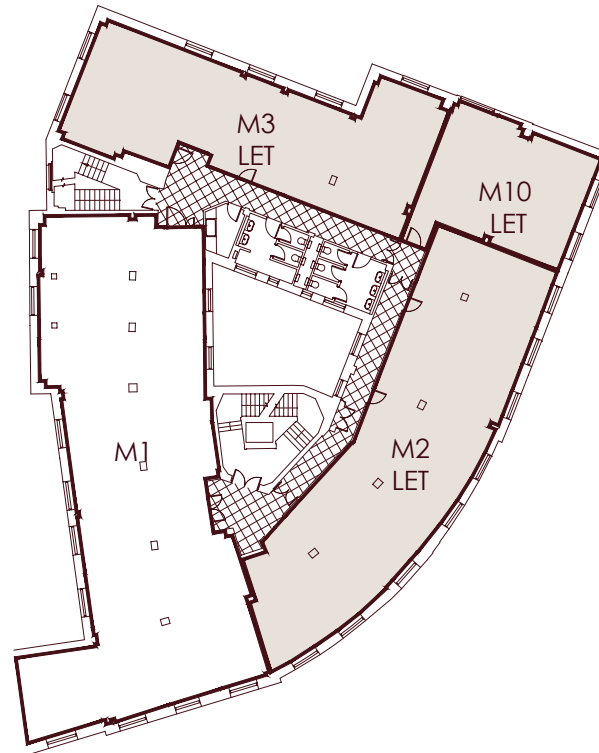
£7.61 per sq ft

TERMS

Available on a new lease on terms to be agreed.

EPC

C, 67



floor	size sq ft	size sq m	rates per sq ft
1st floor 1.01	1,774	165	£14.75
1st floor 1.08*	1,400	130	£14.75
Mezzanine M1	2,582	240	£14.75

* 1.08 is a fitted-out option for 20 desks plus generous meeting areas and kitchenette

FOR FURTHER INFORMATION PLEASE CONTACT JOINT SOLE AGENTS

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