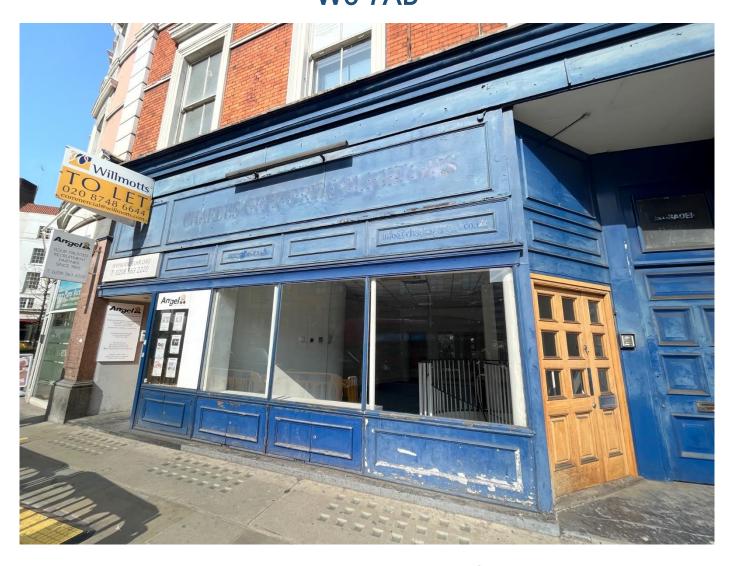


2 HAMMERSMITH BROADWAY LONDON W6 7AB



PRIME CLASS E UNIT – NIA 1,115 sq. ft. (103.58 sq. m.)
NEW LEASE AVAILABLE
METERS FROM HAMMERSMITH BROADWAY STATION

TO LET

Willmotts (Faling) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586 Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG





The Complete Property Service

Willmott House, 12 Blacks Road, London W6 9EU T: 020 8748 6644 F: 020 8748 9300 E: mail@willmotts.com W: www.willmotts.com

Location:

The premises are in a prime position on Hammersmith Broadway at its junction with Shepherd's Bush Road. It is well served by transport links into the World-famous West End of London and Heathrow Airport via Great West Road and the A4. Local public transport links are excellent with the Piccadilly, District, Circle and Hammersmith & City Lines being located opposite the building (1-minute walk). Hammersmith Bus Station is also located at the first floor of the Broadway Centre.

Description:

The unit was formerly trading as a firm of solicitors and is arranged over ground and basement levels. It benefits from a kitchenette and WC facilities in the basement, and ancillary storage space. Services include gas-fired central heating, electricity, and a water supply.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	465 sq. ft. (43.19 sq. m.)
Basement	650 sq. ft. (60.38 sq. m.)
Total	1,115 sq. ft. (103.58 sq. m.)

User:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of £23,250;

however, interested parties should make their own enquiries on the rates payable.

EPC:

An EPC has been commissioned and will be available shortly.

Legal Fees:

Each party to bear its own legal costs.

VAT:

May be applicable at the prevailing rate.

Terms

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews.

Rent:

£40,000 per annum exclusive of other outgoings.

Anti-Money Laundering:

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Contacts:

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Important Notice

^{1.} No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation on or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor. 2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3 Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



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