

**188 HAMMERSMITH ROAD
LONDON
W6 7DJ**



**ATTRACTIVE GRADE II LISTED OFFICE SPACE TO LET – FRONT
BUILDING
2,080sq. ft. (193.23 sq. m)
NEW LEASE**

TO LET

Willmotts (Ealing) 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

Building Consultancy & Surveying, Commercial Agency, Commercial Management,
Commercial Investment, Professional Valuations, Residential Lettings, Residential
Sales, Residential Management, Service Charge & Estate Management

Location:

The premises are located on the prime southside of Hammersmith Road close to its junction with Hammersmith Broadway – a major transport hub which is popular with national retailers and head office bases, including L'Oréal UK. Hammersmith bus station and underground stations (Piccadilly, District, Circle & Hammersmith & City lines) are within 300m of the property. The A4, a major arterial route out of central London, is easily accessed.

Description:

The subject office is accessed by the main double door entrance, fronting onto Hammersmith Road. The building is Grade II Listed and benefits from attractive and unique office space arranged over ground and first floors. The second floor is a converted loft space with restricted height which is suitable for storage purposes. WCs and a kitchenette are at basement level.

Accommodation Schedule:

Floor	Net Internal Floor Area
Basement	395 sq. ft. – 36.69 sq. m.
Ground	787 sq. ft. – 73.11 sq. m.
First	802 sq. ft. – 74.50 sq. m.
Second floor (restricted height)	96 sq. ft. – 9 sq. m.
Total	2,080sq. ft. – 193.23 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 that the property has a rateable value of £54,500; however, interested parties should make their own enquiries on the rates payable.

EPC:

We have commissioned an EPC and this 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:

£22.50 per sq. ft., exclusive of VAT and 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.

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