

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 (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 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.

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