

4 HAMMERSMITH BROADWAY LONDON W6 7AL



SHORT LET AVAILABLE

FIRST, SECOND AND THIRD FLOORS AVAILABLE (CLASS E)
DIRECTLY OPPOSITE HAMMERSMITH BROADWAY STATION
APPROX. 1,570 SQ. FT. (145.86 SQ. M.)

Location:

The subject property is in Hammersmith Broadway at its junction with Shepherds Bush Road, and is directly opposite Hammersmith Underground (District, Piccadilly Lines) which provides easy access to the London's West End and London Heathrow Airport. Hammersmith Broadway Station is home to wealth of National operators such as Tesco Express, Starbucks, McDonalds, Chop Stix, Pret A Manger and Body Shop. Hammersmith Broadway Bus Station is also located on the first floor which provides easy access to all parts of London.

[Location Map \(Please Click\)](#)

[Street View \(Please Click\)](#)

Description:

The premises are former offices and occupy a mid-terraced position arranged over first, second and third floors which overlook Hammersmith Broadway. There are existing WCs and kitchenette facilities. The premises is self-contained with its own private entrance.

Accommodation Schedule:

Floor	Net Internal Floor Area
First	497 sq. ft. / 46.2 sq. m.
Second	518 sq. ft. / 48.2 sq. m.
Third	555 sq. ft. / 51.6 sq. m.
Total	1,570 sq. ft. / 145.86 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, £51,500; however, interested parties should make their own enquiries of the rates payable.

EPC:

The property has EPC rating of E (101). A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

Not applicable.

Terms:

A new effective full repairing and insuring lease, for a term of 3 years subject to landlord break at the end of second year occupation, with no less than 6 months prior written notice. Clients may consider shorter term.

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:

Emily Bradshaw- D: 020 8222 9947
 M: 07920 769395
 E: e.bradshaw@willmotts.com

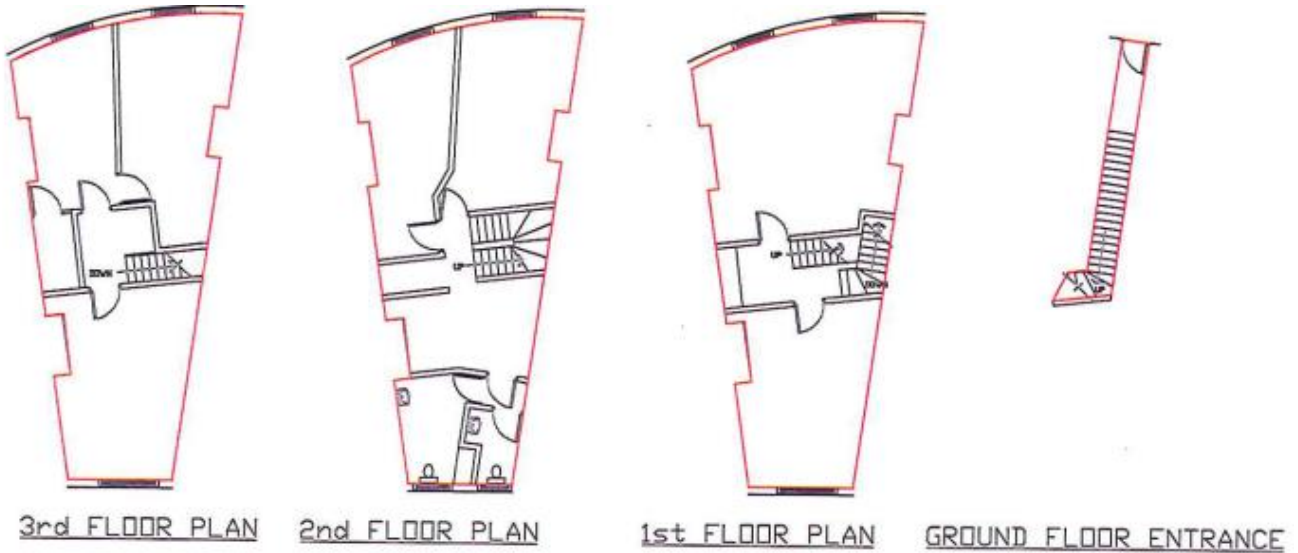
Huseyin Zafer- D: 020 8222 9901
 M: 07918 482210
 E: h.zafer@willmotts.com

Varol Zafer- D: 020 8222 9946
 M: 07900 224967
 E: v.zafer@willmotts.com

Internal Photos:



Floor Plans:



*Indicative plans, not to scale

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.