

The Complete Property Service Willmott House, 12 Blacks Road, London W6 9EU T: 020 8748 6644 E: info@willmotts.com W: www.willmotts.com

GALENA HOUSE 8-30 GALENA ROAD LONDON W6 0LT



SELF CONTAINED REFURBISHED OFFICES (CLASS E) ARRANGED OVER THREE FLOORS (10,139 SQ. FT.) 2 CAR PARKING SPACES INCLUDED

TO LET

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586 | Associate Office: Willmotts Mayfair, 121 Park Lane, London, W1K 7AG | VAT No. 270 9381 88

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



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Location:

The property is located on Galena Road which offers a pedestrian and vehicular link between Glenthorne Road to the north, and King Street (A315) to the south. The premises is a short walk the Hammersmith Town from Hall refurbishment site which will provide a civic campus comprising new homes, office, leisure, and retail space. King Street is a vibrant high street and home to national traders including Marks 8 Llovds Bank. Spencer, ID Wetherspoons, and Boots. It is well-served by transport routes, including the A4/M3, and is a 5-minute walk (0.2 miles) from Ravenscourt Park Underground (District Lines). Hammersmith Broadway is 0.4 miles east of the premises.

Location Map (Please Click)

Street View (Please Click)

Description:

The offices form part of a modern, purpose-built development which benefit from a selfcontained entrance at ground floor level. The premises have been recently refurbished, providing air-conditioning, a fire alarm and door entry system and perimeter trunking. The suites provide both open-plan and modular glazed office rooms with access to demised kitchen and WC facilities.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	1,658 sq. ft. / 154.02 sq. m
Mezzanine	516 sq. ft. / 47.93 sq. m
Second	7,965 sq. ft. / 739.94 sq. m
Total	10,139 sq. ft. / 941.91 sq. m

User:

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

Business Rates:

Rates payable are approx. £14.10 psf. pa.

Service Charge: Service charge to be confirmed.

EPC:

The property has EPC rating of E (111). A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

Applicable at the prevailing rate.

Terms:

Available on a new lease on flexible terms to be agreed.

Rent:

£28 per psf.

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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Internal Photos:

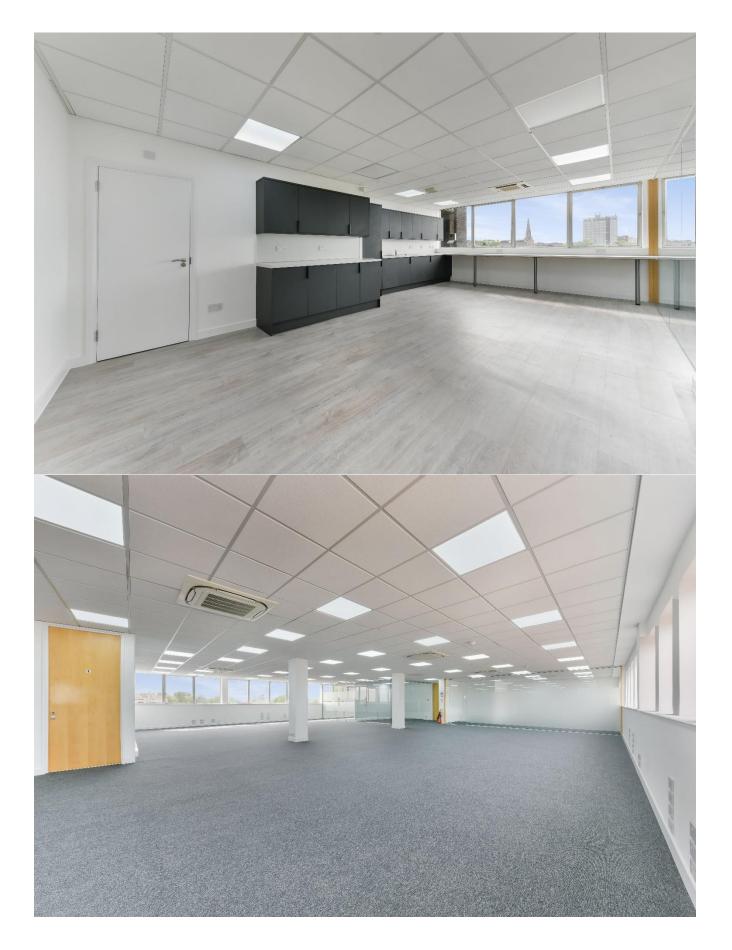


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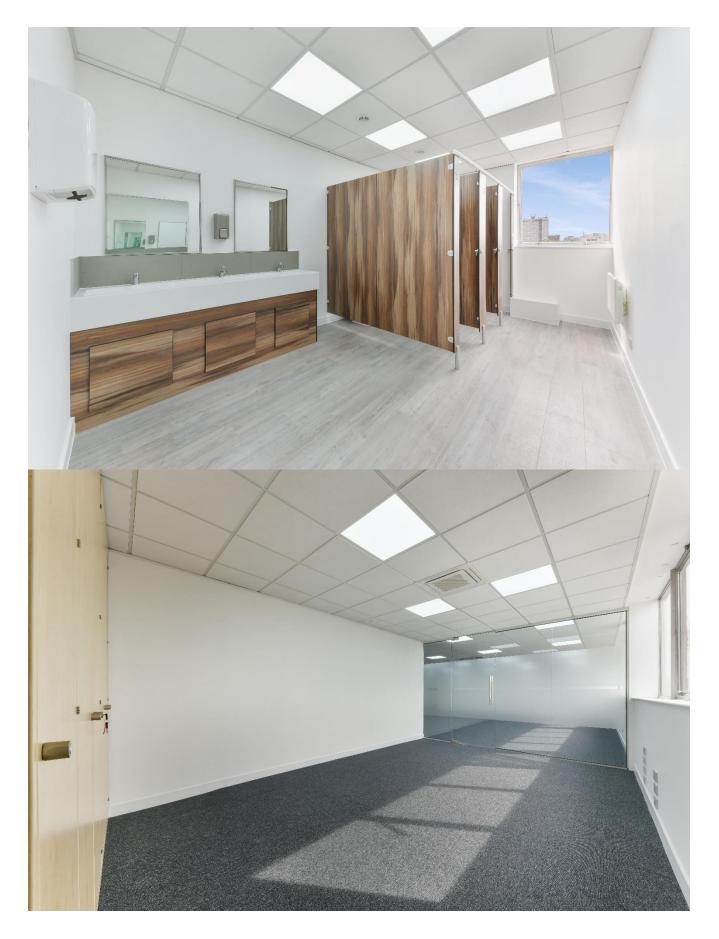


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Important Notice

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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