

**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

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 from the Hammersmith Town 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 Lloyds Bank, Marks & Spencer, JD 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 self-contained 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.

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Internal Photos:







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