

121 KINGS STREET (FIRST FLOOR OFFICES) HAMMERSMITH LONDON W6 9JG



SPACIOUS OFFICE UNIT (CLASS E) HAMMERSMITH
1,300 SQ.FT. OVER FIRST FLOOR

TO LET

Location:

The property is located on the east side of Kings Street, Hammersmith. King Street is a vibrant through road and is home to a diverse array of national traders including Lloyds Bank, Marks & Spencer, JD Wetherspoons, Sainsburys and Boots. It is well-served by transport routes, including the A4/M3, and is a 6-minute walk (0.3 miles) from Hammersmith Broadway and a 6-minute walk (0.3 miles) Ravenscourt Park Underground (District Lines).

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

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

Description:

The property is arranged over first floor and benefits from substantial natural light due to the sizeable, glazed windows and has WCs in common parts and a kitchenette. It is open plan and rectangular in shape, allowing for efficient space usage with also a rear loading area.

Accommodation Schedule:

Floor	Net Internal Floor Area
First Floor	1,300 sq. ft. / 120.77 sq. m.
Total	1,300 sq. ft. / 120.77 sq. m.

User:

We believe the premises fall under Class E and C3 Residential Dwellings of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rent:

£19,500 (£15 psf) per annum exclusive of other outgoings

Service Charge:

To be confirmed.

EPC:

The property has an EPC rating of C (54). 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.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of, £35,750; however, interested parties should make their own enquiries of the rates payable.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed (flexible), subject to upward-only rent reviews. The lease is to be contracted outside the Landlord & Tenant Act 1954.

Viewings:

Viewings strictly by landlord's joint agents **Willmotts** and **Aston Rose**.

Contacts:

Willmotts

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Internal Images:



