

188 HAMMERSMITH ROAD LONDON W6 7DJ



ATTRACTIVE OFFICES TO LET – REAR BUILDING
NIA 6,523 sq. ft. (605.98 sq. m) – UNITS CAN BE SPLIT AND LET
SEPARATELY
NEW LEASE

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 located on the prime southside of Hammersmith Road close to its junction with Hammersmith Broadway – a major transport hub which is popular with national retailers and head office bases, including L'Oréal UK. Hammersmith bus station and underground stations (Piccadilly, District, Circle & Hammersmith & City lines) are within 300m of the property. The A4, a major arterial route out of central London, is easily accessed.

Description:

The property is accessed via a single door on the right-hand side. It comprises a reception area and open plan offices arranged over ground and first floors which can be let separately. The upper parts are accessed via front and rear stairwells. Both floors benefit from natural light from both side elevations, WCs, and kitchenette facilities.

Accommodation Schedule:

| Floor | Net Internal Floor Area |
|--------------|--------------------------------------|
| Ground | 3,938 sq. ft. – 365.84 sq. m. |
| First | 2,585 sq. ft. – 240.14 sq. m. |
| Total | 6,523 sq. ft. – 605.98 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 that the rateable value for the ground floor premises is £94,000, and £70,000 for the first-floor premises; however, interested parties should make their own enquiries on the rates payable.

EPC:

We have commissioned an EPC and this will be available shortly.

Legal Fees:

Each party to bear its own legal costs.

VAT

To be confirmed.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Rent:

£27.50 per sq. ft., exclusive of VAT and 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:

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