



OFFICE TO LET

THE EDMONIA LEWIS BUILDING

Hammersmith, Hammersmith, London, W6 9JU

LANDMARK DEVELOPMENT - DELIVERING Q3 2026 - EDMONIA LEWIS BUILDING, KING STREET, HAMMERSMITH.

5,939 TO 84,813 SQ FT (551.75 TO 7,879.39 SQ M)



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THE EDMONIA LEWIS BUILDING

Hammersmith, Hammersmith, London, W6

TO REQUEST A VIEWING CALL US 0207 338 4000



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DETAILS

DESCRIPTION

A new 65,000 sq. ft development located in the heart of Hammersmith. Providing flexible floors of circa 10,000 sq. ft with floor to ceiling glazing, exposed surfaces and terrace space on the 7th floors benefiting from exceptional river views. The building boasts a unique ground and lower ground floor demise, which has been delivered to shell and core. This unit benefits from its own entrance off King Street. The Lower Ground floor demise has exceptionally high slab to slab heights, ranging from 3.25 – 5.59m, which presents ideal space for occupiers in the creative or immersive sector. An incoming occupier will benefit from a capital contribution to deliver this and mark their own stamp on the building. Alongside the new office development the town hall will be transformed to include a new community art and event space with new restaurants and roof top bars. The scheme will rejuvenate the western end of King Street to create a new Hammersmith Neighbourhood. The office scheme is due to PC in Q3 2026.

ACCOMMODATION

The accommodation comprises of the following areas available via a new lease direct from the landlord.

Name	sq ft	sq m	Availability
Lower Ground	12,528	1,163.89	Available
Ground	3,693	343.09	Available
Ground - Reception	2,717	252.42	Available
1st	10,136	941.67	Available
2nd	10,038	932.56	Available
3rd	10,038	932.56	Available
4th	9,908	920.48	Available
5th	9,908	920.48	Available
6th	9,908	920.48	Available
7th	5,939	551.75	Available
Total	84,813	7,879.38	

KEY FEATURES

- Exposed Surfaces
- Floor to Ceiling Glazing
- Exceptional Top Floor Terrace
- Town Centre Location
- Close proximity to Rail & Road
- Unique Lower Ground Opportunity
- End of Journey Facilities

OUTGOINGS

- Rates:
- Service charge: n/a
- Estate charge: n/a

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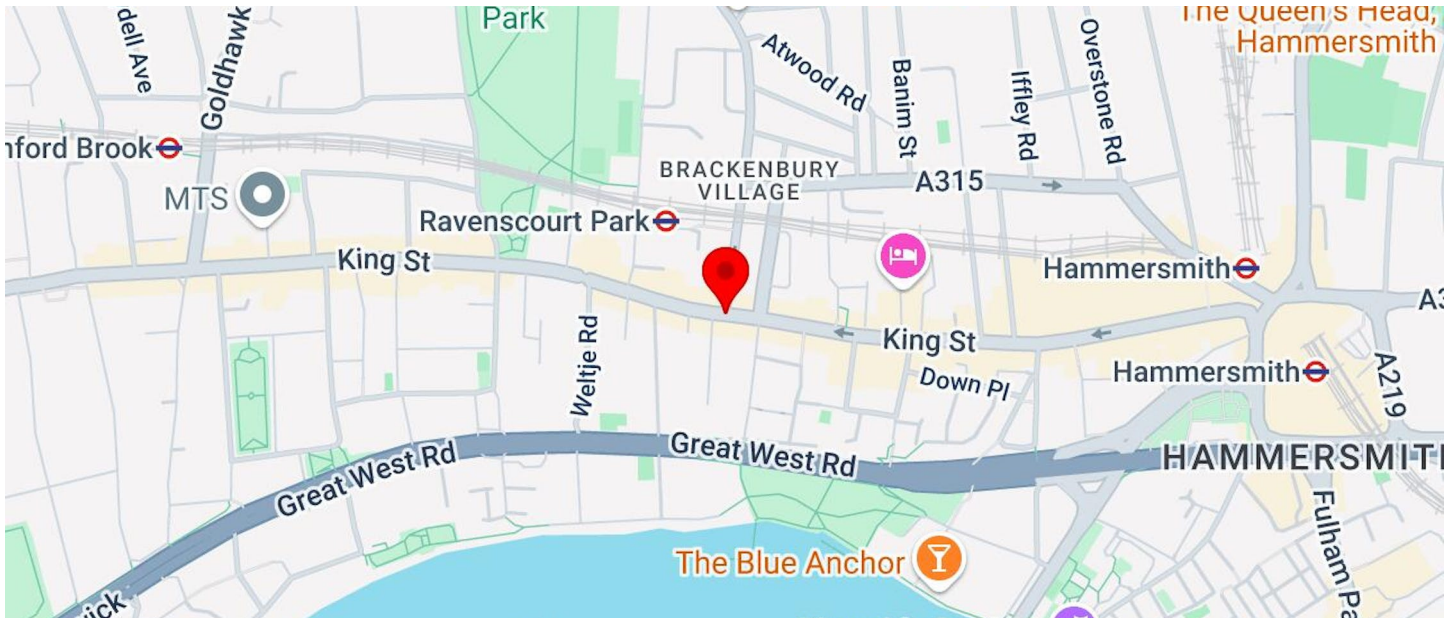
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LOCATION



Located on the western end of King Street in Hammersmith the Civic Campus is situated in the heart of the town centre with local amenities on your door step.

Only a 10 minute walk (0.5 miles) from Hammersmith Station providing strong links into the west end in 20 minutes. The M4 and A4 motorway is also located minutes away providing strong connectivity via roads with close proximity to Heathrow Airport.

Local occupiers in Hammersmith include Disney, Virgin Media, Phillip Morris & Fox International Channels.

CONTACT US

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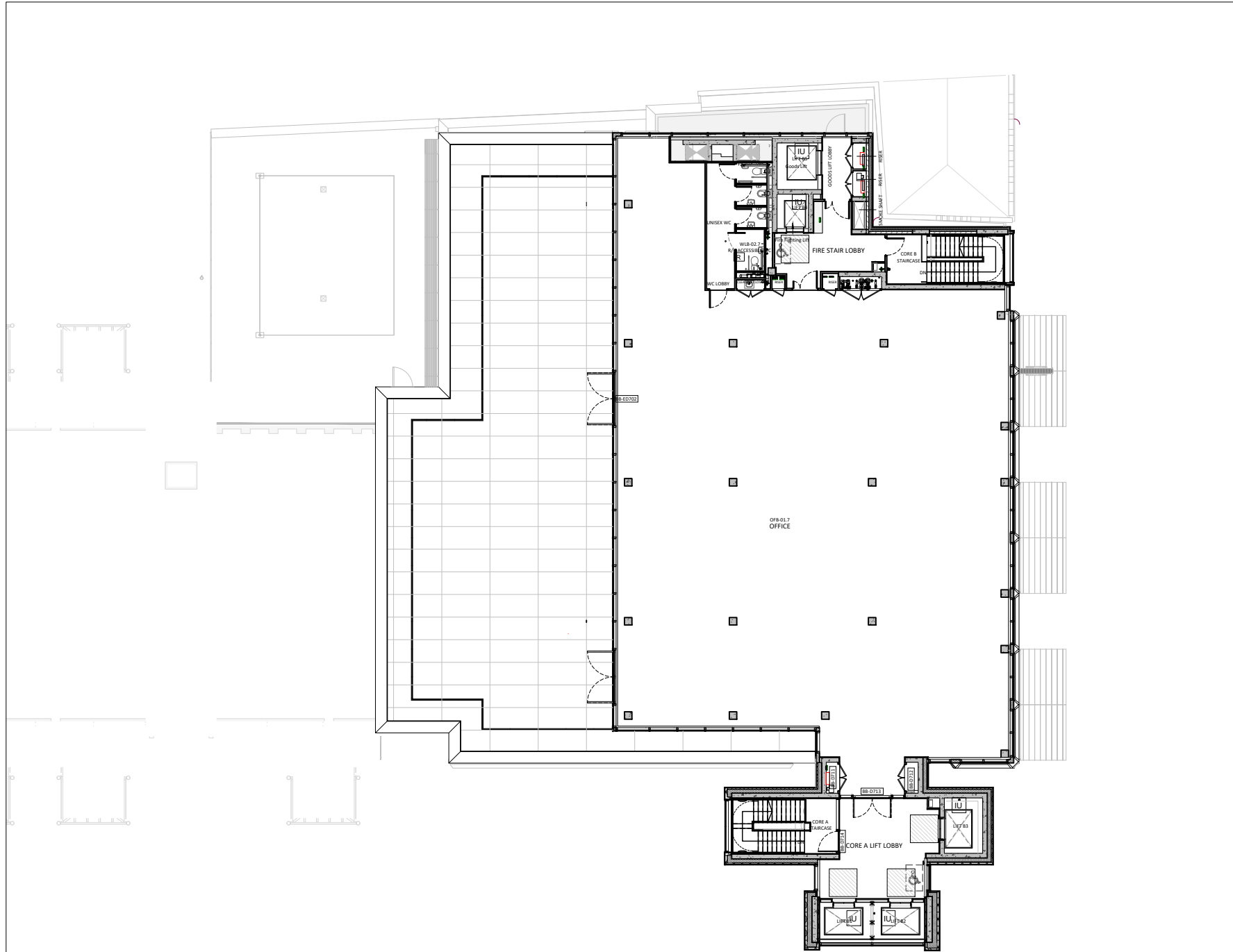
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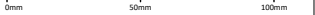
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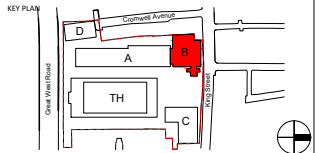


1 FP07 BLOCK B (WD 100)
1 : 100

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.

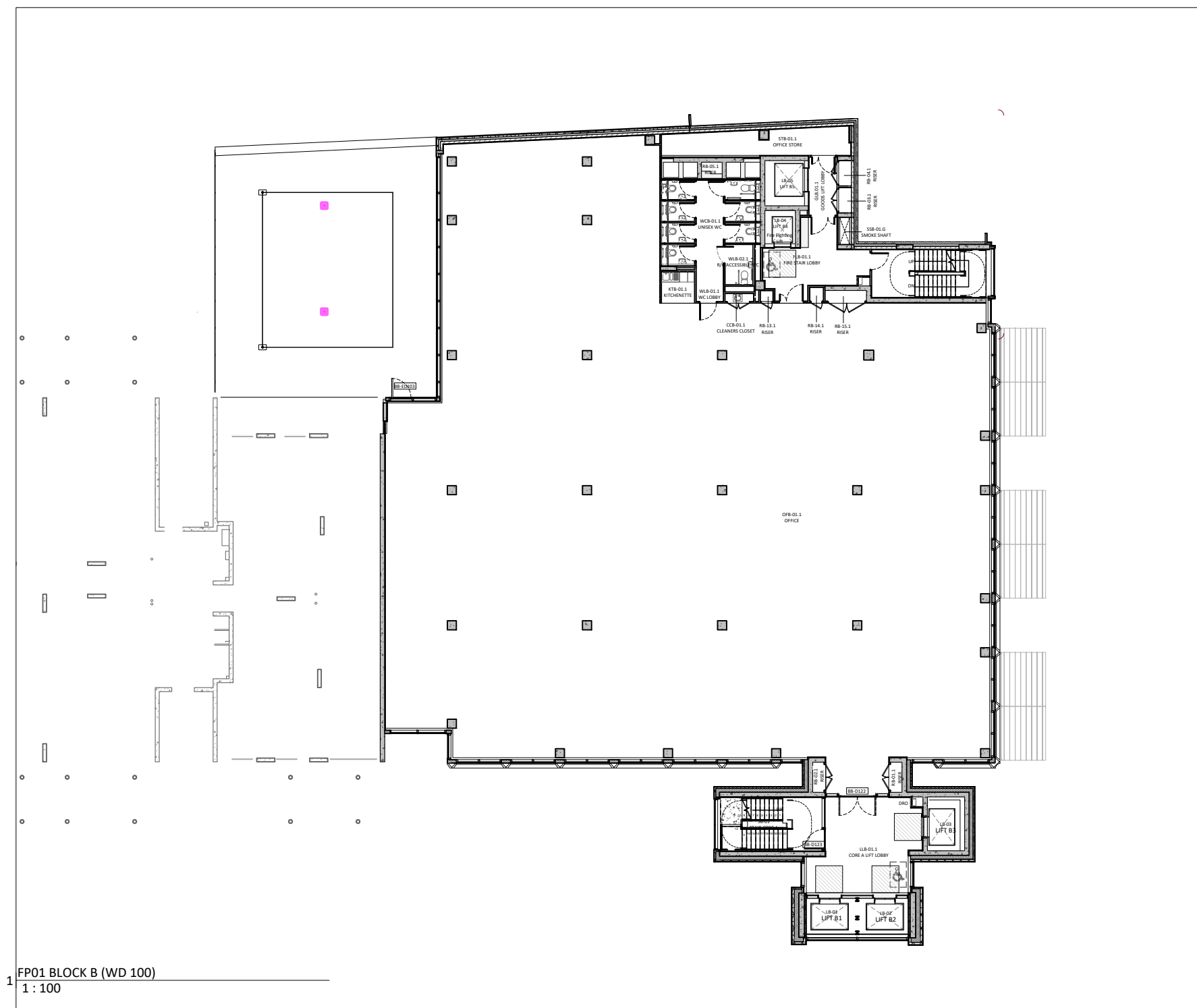


Rev	DESCRIPTION	Status	DRW	APP	DATE
D	Dry Risers Inlets/Outlets locations updated	A	PK/RS		28.01.22
C	Updated facade setting out & external door ref.	A	PK/RS		17.01.22
B	Updated Copings at Roof Levels	A	PK/HD		06.01.22
A	First Issue for construction	A	PK/MB		25.06.21
P8	Updated door types/schedules	S3	PK/MB		08.06.21
P7	Door tags/ doors updated to suit latest proposals	S3	MB/TG		19.03.21
P6	Core-A lobby door updated	S3	PK/MB		25.02.21
P5	General Updates	S0	PK/HD		18.12.20
P4	Revised Core-A staircase	S0	PK/HD		24.09.20
P3	S&B Updates	S0	PK/HD		21.09.20
P2	Revised Grids	S0	PK/HD		15.06.20
P1	For Information	S0	PK/HD		02.06.20



ORIGINATOR	24 Church St. West, Woking, Surrey, GU24 0BT 01483 494 350 info@prc-group.com www.prc-group.com	Architecture Planning Master Planning Urban Design Interiors Landscape	Offices Woking London Milton Keynes Warrane
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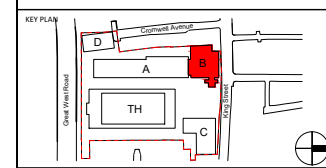
PROJECT							
WEST KING STREET RENEWAL							
PROJECT CODE 11204							
DRAWING TITLE							
BLOCK B - 07 SEVENTH FLOOR PLAN							
BIM FILE NAME							
WKS-PRC-BB-XX-M3-A-200000							
PROJECT STAGE						FIRST ISSUE DATE	
STAGE 05						02/06/20	
STATUS CODE						SCALE	
A : CONSTRUCTION ISSUE						1 : 100 @ A1	
PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER	REV
WKS	PRC	BB	07	DR	A	201309	D



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0mm 50mm 100mm

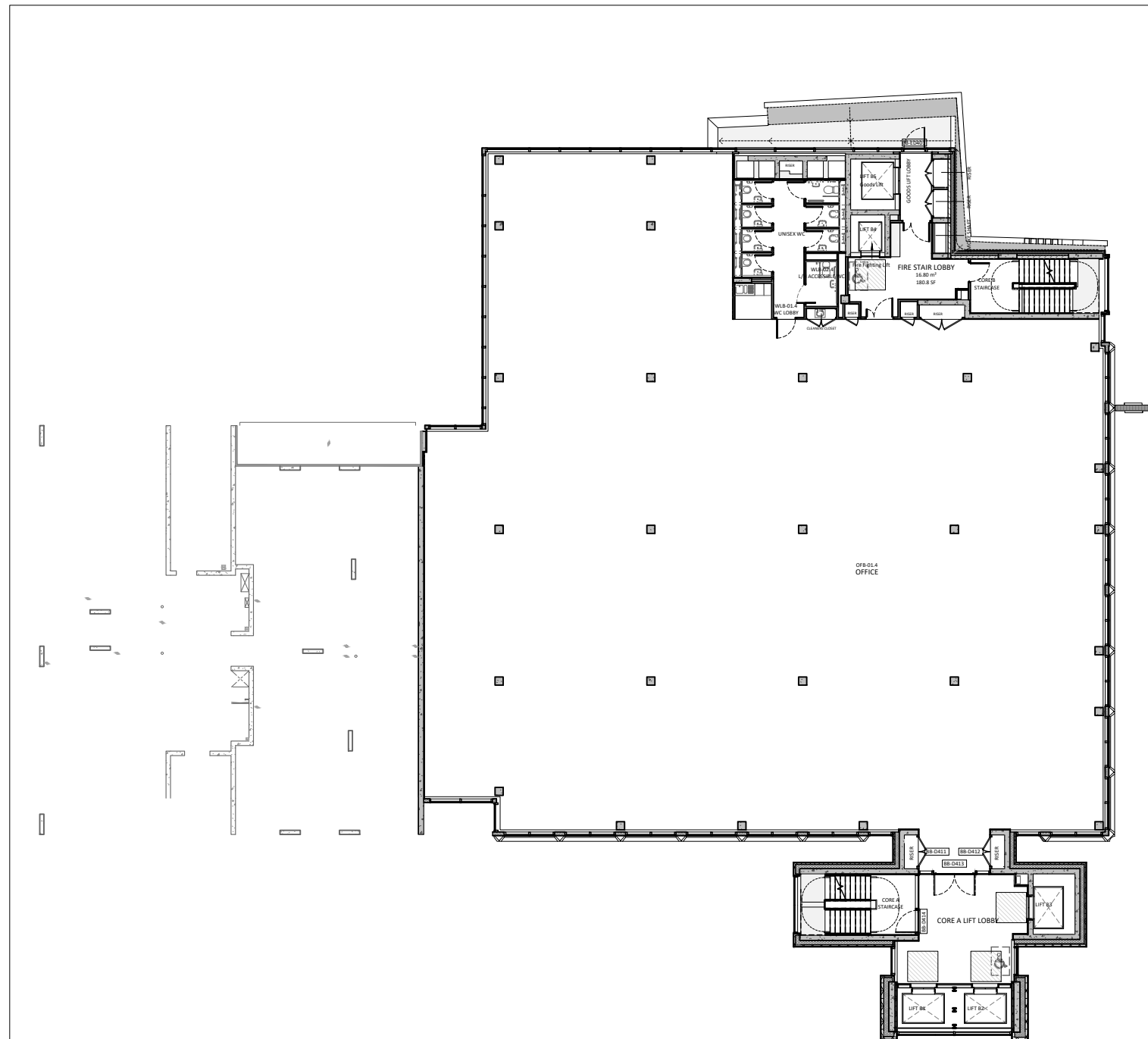
E	Dry Risers Inlets/Outlets locations updated	A	PK/RS	28.01.22	
D	Updated facade setting out & external door ref.	A	PK/RS	17.01.22	
C	Updated boundary wall buildup. Accessible toilets handing amended	A	PK/MB	13.09.21	
B	West boundary wall cladding revised	A	PK/HD	21.07.21	
A	First issue for construction	A	PK/MB	25.06.21	
P9	Updated door types/schedules	S3	PK/MB	08.06.21	
P8	Door tags/doors updated to suit latest proposals	S3	M/TC	19.03.21	
P7	Core-A lobby door updated	S3	PK/MB	25.02.21	
P6	Area of soft floor updated	S3	MB/HD	21.01.21	
P5	General Updates	S0	PK/HD	18.12.20	
P4	Revised Core-A staircase	S0	PK/HD	24.09.20	
P3	S56 Updates	S0	PK/HD	21.09.20	
P2	Revised Grids	S0	PK/HD	15.06.20	
P1	For Information	S0	PK/HD	02.06.20	
Rev.	DESCRIPTION	Status	DRW	APP	DATE



ORIGINATOR		
24 Church St. West, Woking, Surrey, GU24 0PT 01483 494 350 info@prc-group.com www.prc-group.com	Architecture Planning Master Planning Urban Design Interiors Landscape	Offices Woking London Milton Keynes Warrane

PROJECT
WEST KING STREET RENEWAL
PROJECT CODE **11204**
DRAWING TITLE
BLOCK B - 01 FIRST FLOOR PLAN

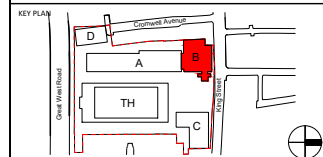
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STAGE 05						02/06/20	
STATUS CODE						SCALE	
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PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER	REV
WKS	PRC	BB	01	DR	A	201303	E



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A horizontal graphic scale bar with vertical tick marks. The bar is labeled with '0mm' at the left end, '50mm' at the midpoint, and '100mm' at the right end.



PROJECT
WEST KING STREET RENEWAL
PROJECT CODE 11204
DRAWING TITLE
BLOCK B - 04 FOURTH FLOOR PLAN

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER	REV
WKS	PRC	BB	04	DR	A	201306	D