

**HIGH QUALITY AIR CONDITIONED OFFICE SPACE AVAILABLE IMMEDIATELY**  
**13,854 SQ.FT OF OFFICE SPACE AVAILABLE ACROSS THE 2<sup>nd</sup> AND 3<sup>rd</sup> FLOORS PLUS 5 CAR PARKING SPACES**  
**AVAILABLE UNTIL 5<sup>TH</sup> SEPT 2022 OFF A PASSING RENT WHICH EQUATES TO £50.00 PSF WITH NO FURTHER REVIEW**  
**RATES PAYABLE C. £15.92 PSF AND SERVICE CHARGE C.11.55 PSF**



**80 HAMMERSMITH ROAD, LONDON W14 8UD - \*\*CONFIDENTIALLY AVAILABLE – STAFF UNAWARE\*\***

**0207 409 5477**

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### **Specification**

VRF Air conditioning  
Recessed Lighting  
Commissionaire  
Suspended tile ceiling  
Male and Female WCs on each floor  
Locker and shower facilities  
Fully raised carpeted floor  
Kitchen  
Multiple breakout areas  
112x desks  
2x boardrooms  
8x meeting rooms/offices  
5 parking spaces



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#### **Location**

80 Hammersmith Road is located on the corner of Brook Green and Hammersmith Road in close proximity to Hammersmith Broadway (Connecting to the Circle, District, Hammersmith and City, and Piccadilly Lines) and close to Kensington Olympia (Overground and Mainline Rail Services).

Further to this there are number of bus routes in and out of central London passing the office and an abundance of bars, retailers and restaurants in Brook Green, Hammersmith and Kensington.

#### **Accommodation**

The property comprises of the following approximate accommodation:

3 <sup>rd</sup>	6,927 sq ft
2 <sup>nd</sup>	6,927 sq ft
Total	13,854 sq ft

#### **Rent**

The passing rent is £705,200 per annum exclusive.

#### **Tenure**

The office accommodation is being offered by way of an assignment of a lease [Outside the 'Act] expiring 5<sup>th</sup> September 2022, with no further review.

#### **EPC**

The building has an EPC of C (63).

#### **Service Charge**

The tenant will contribute £159,952.08 towards the service charge for the building.

#### **Business Rates**

The combined rateable value for the 2<sup>nd</sup> and 3<sup>rd</sup> Floors of 80 Hammersmith Road is £447,500 with the approximate rates payable from 1<sup>st</sup> April 2018 of £220,617.50.

#### **Terms**

Offers invited.

#### **Legal Costs**

Each party to bear their own legal costs in relation to this matter.



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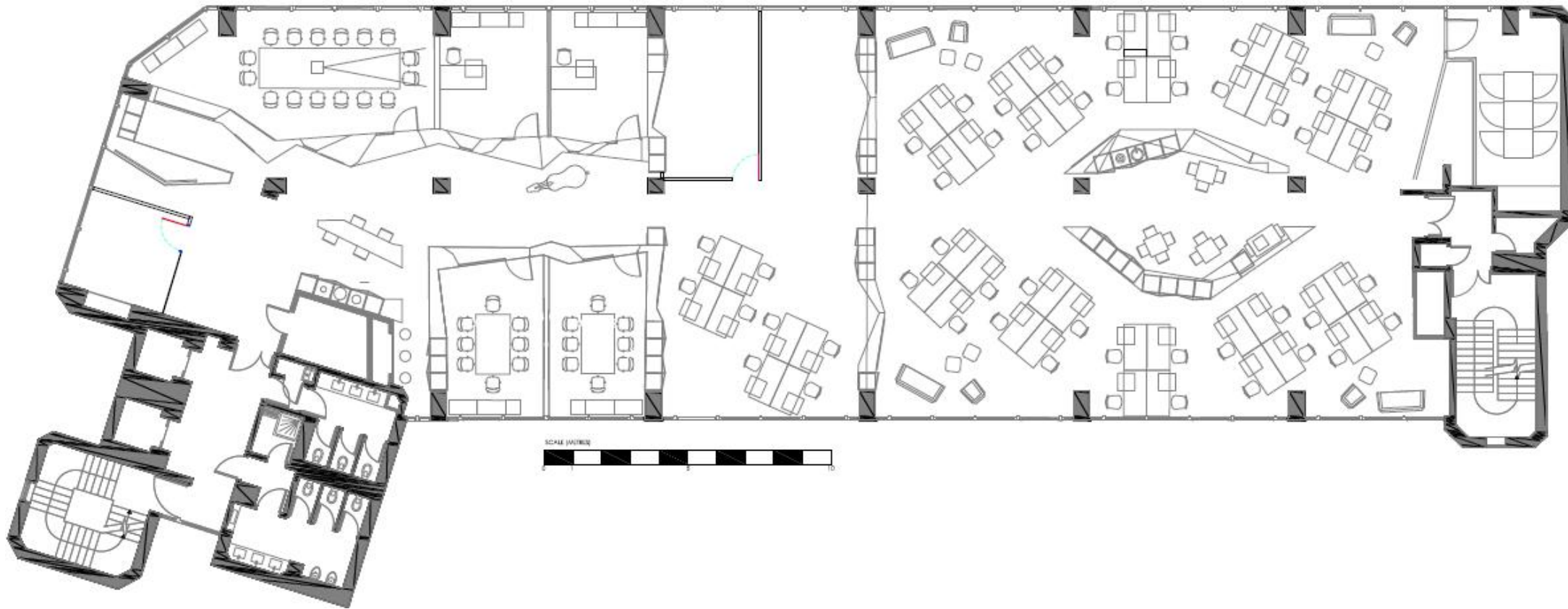
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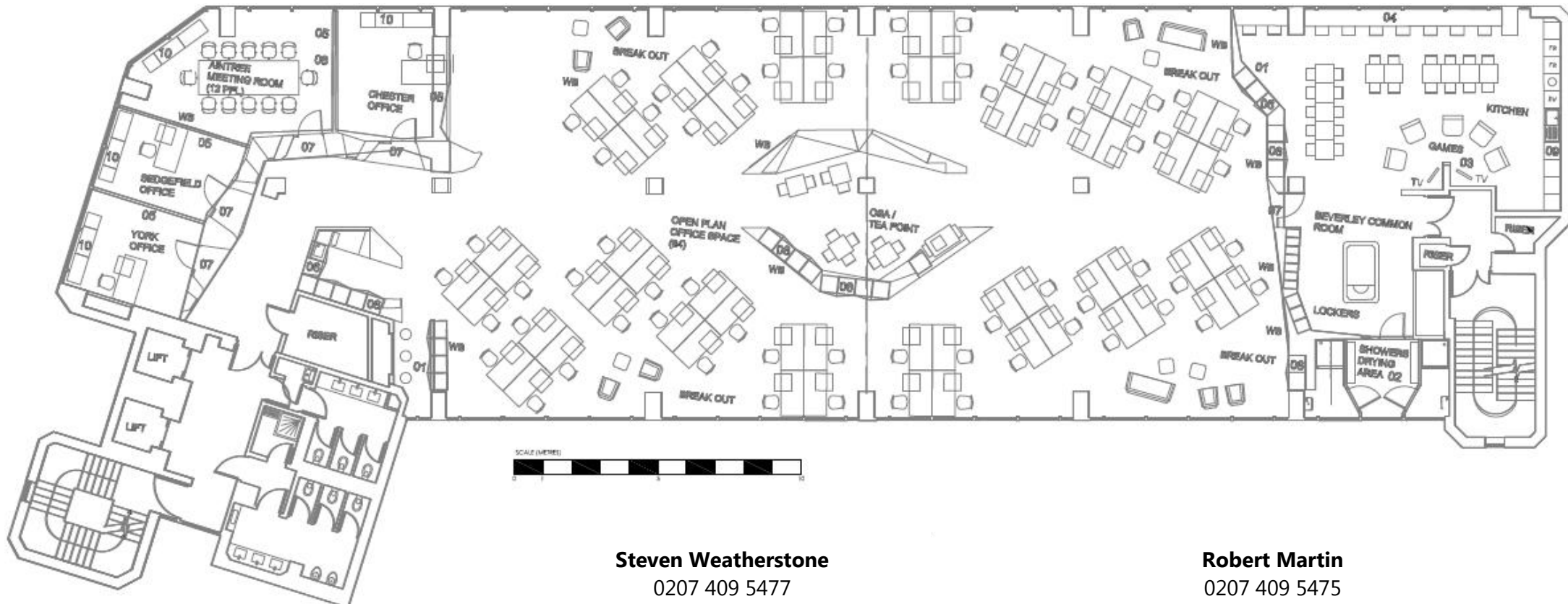
**2<sup>nd</sup> Floor**



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**3<sup>rd</sup> Floor**



**Steven Weatherstone**

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**Robert Martin**

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