



The Aircraft Factory

100 Cambridge Grove

Hammersmith

W60LE

Fully managed, fitted & work ready office space for rent in the iconic Aircraft Factory, a beautifully restored warehouse office development

2,190 - 32,583 sq ft available across the building.

Internal Workspace

Blend of fully fitted and blank canvas workspaces



Significant communal amenities



Breakout areas



Onsite occupier gym



Cycle storage and showers

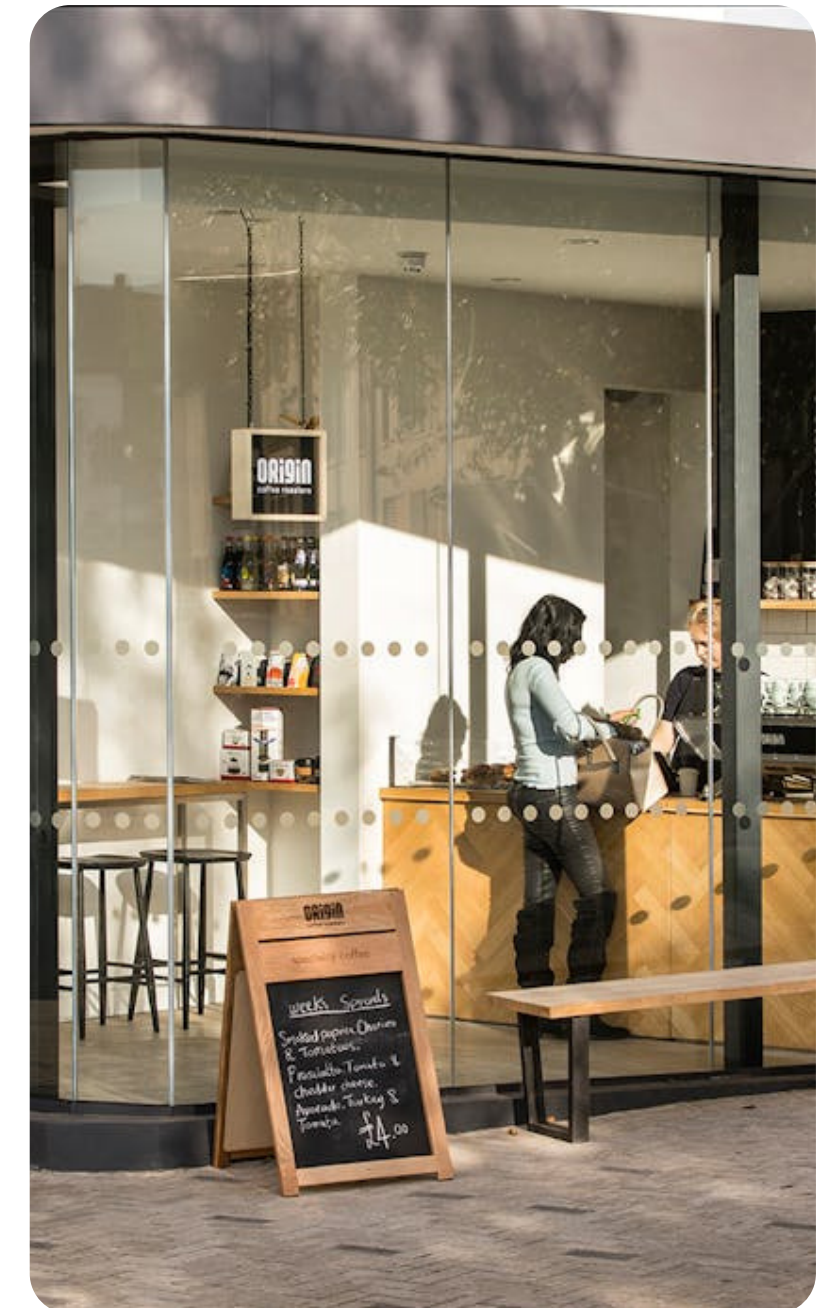


External courtyard, onsite gym and cafe



Amenities

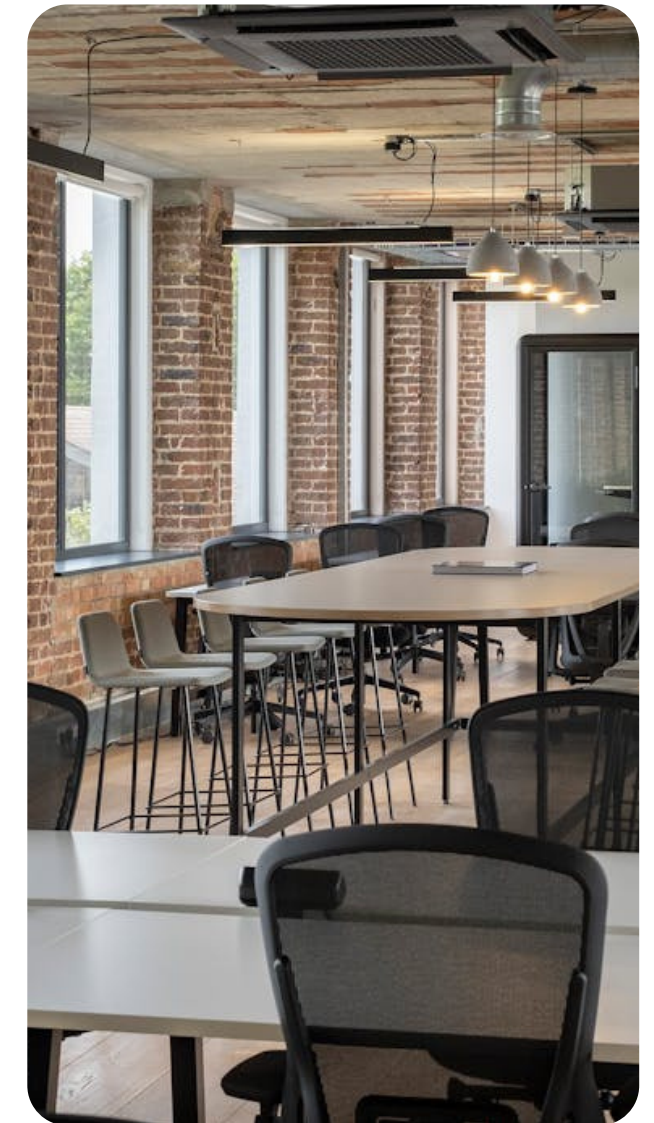
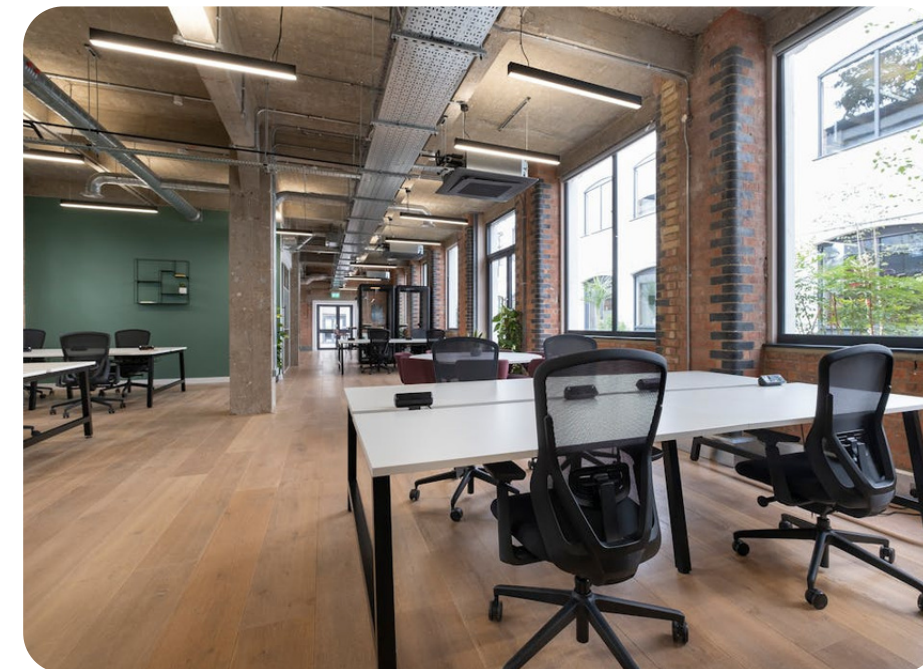
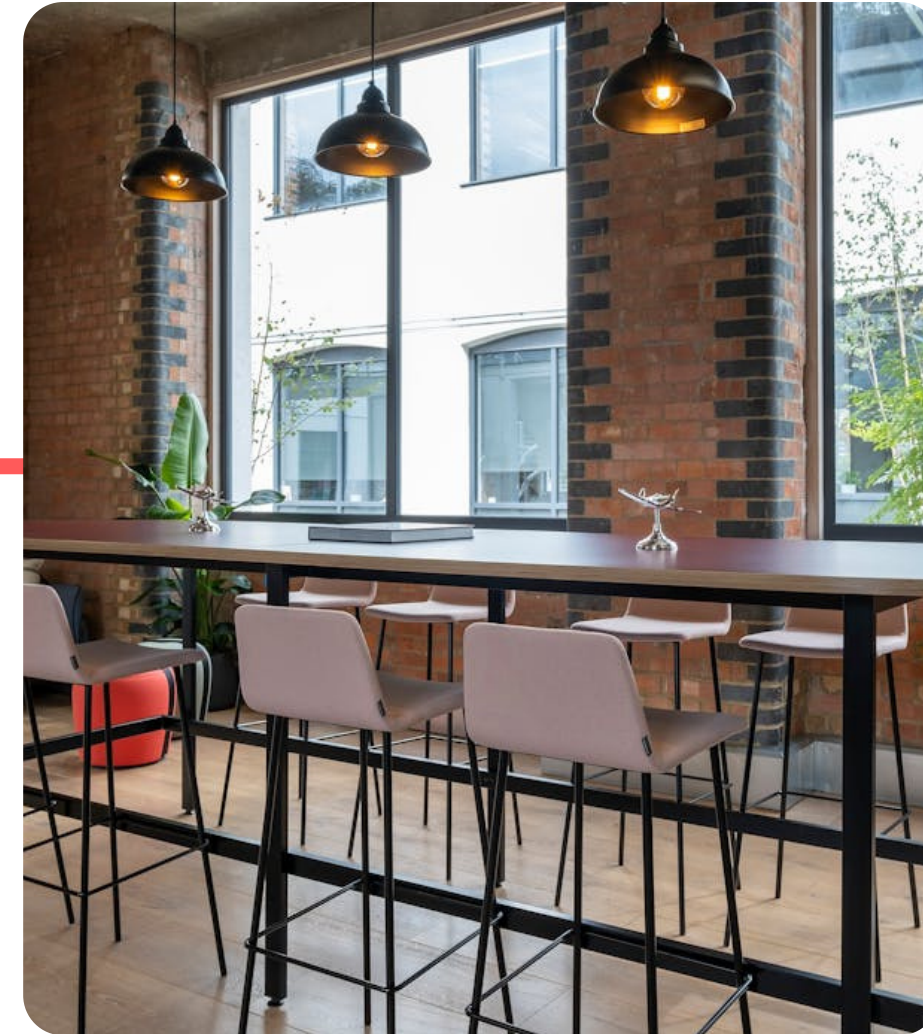
- Mixture of fitted and non-fitted workspace in a campus setting
- Premium, ready-to-occupy open-plan office on a standard lease or fully managed basis, powered by Capsule
- Large ground floor courtyard with lots of occupier amenity
- Character warehouse architecture boasting magnificent ceiling heights, floor-to-ceiling natural light, exposed steel and services, and beautiful brickwork details.
- Exceptional campus and connectivity offering tenants access to central courtyards, an on-site café, outdoor leisure spaces, and transit links via four tube lines under a 10-minute walk away.
- Premium showers and cycle storage



Property Description

Discover an exceptional, turnkey office opportunity at The Aircraft Factory – a landmark, character warehouse scheme steeped in aviation history. Premium workspaces are delivered with a mixture of blank canvas and fully fitted office suites. Designed to cater to modern business agility, the units are available on your choice of a standard lease or a fully managed basis, offering total operational flexibility.

The spaces embrace The Aircraft Factories rich heritage, showcasing magnificent floor-to-ceiling heights, exposed services, and expansive windows that flood the office with natural light. Tenants also benefit from the campus's incredible communal provisions, including landscaped courtyards, an on-site coffee shop, an outdoor TV and events space, table tennis, and full-access gym facilities.



Location

Hammersmith has firmly established itself as one of West London's premier commercial and employment districts, blending corporate prestige with a vibrant, leafy suburban lifestyle. Positioned just an 7-to-8-minute walk from Hammersmith Broadway, The Aircraft Factory places your team in a thriving neighbourhood rich with independent cafés, historic riverside pubs, gyms, and excellent local conveniences.

As a transport hub, its connectivity is practically unrivaled in West London. With immediate access to four major Underground lines (Piccadilly, District, Circle, and Hammersmith & City), commuting to central London's key business and retail hubs is effortless:

Hammersmith to Green Park (Mayfair): ~14–15 minutes via the Piccadilly Line.

Hammersmith to London Victoria: ~14 minutes via the District Line.

Hammersmith to King's Cross St. Pancras: ~24 minutes via the Piccadilly Line.

Additionally, direct road links via the A4/M4 mean Heathrow Airport is easily reachable by car or tube, making this an ideal base for businesses with international clients or global ambitions.



Standard lease

A full repairing and insuring (FRI) lease means that, in addition to your rent, you are fully responsible for all ongoing maintenance, repairs, and the building's insurance costs.



Floor/unit	Specification	Size sq ft	Rent per sq ft	Service charge per sq ft	Business rates per sq ft	Total per year
5th Private terrace	Blank canvas	4,672	£52.50	£14.56	£22.50	£418,424.32
4th Block A - South	Blank canvas	3,782	£47.50	£14.56	£22.50	£319,805.92
1st Unit 6	Fully fitted	4,000	£55.00	£14.56	£22.50	£368,240.00
1st Unit 5	Blank canvas	2,538	£47.50	£14.56	£22.50	£214,613.28
1st Unit 2	Fully fitted	6,571	£55.00	£14.56	£22.50	£604,926.26
1st Unit 1	Blank canvas	5,142	£47.50	£14.56	£22.50	£434,807.52
Ground Unit 3	Blank canvas	2,190	£47.50	£14.56	£22.50	£185,186.40
Ground Unit 2	Fully fitted	3,688	£55.00	£14.56	£22.50	£339,517.28
Total		32,583	£50.94	£14.56	£22.50	£2,885,520.98

Fully managed

With a single monthly payment, a managed lease combines typical outgoings, including rent, utilities, maintenance, and office services provided by the landlord.



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Floor/unit	Size sq ft	Rate pre sq ft	Rate pre month	Rate pre annum
5th Private terrace	4,672	£150.00	£58,400.00	£700,800.00
4th Block A - South	3,782	£150.00	£47,275.00	£567,300.00
1st Unit 6	4,000	£150.00	£50,000.00	£600,000.00
1st Unit 5	2,538	£150.00	£31,725.00	£380,700.00
1st Unit 2	6,571	£150.00	£82,137.50	£985,650.00
1st Unit 1	5,142	£150.00	£64,275.00	£771,300.00
Ground Unit 3	2,190	£150.00	£27,375.00	£328,500.00
Ground Unit 2	3,688	£150.00	£46,100.00	£553,200.00
Total	32,583	£150.00	£407,287.50	£4,887,450.00

What's included

Within a managed lease, the landlord looks after you, your team and your space.

All office running costs are wrapped into one simple monthly payment, which includes a suite of services from community management and consumables maintenance and compliance.



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Key servies	Essential	Core	Premium
Rent, S/ch, Rates	✓	✓	✓
Fitout, furniture, dressing	✓	✓	✓
IT infrastructure	✓	✓	✓
Cleaning	✓	✓	✓
Facilities management	✓	✓	✓
Repair & maintenance	✓	✓	✓
Health & safety	✓	✓	✓
F&B consumables	✓	✓	✓
Community manager		✓	✓
Enhanced catering			✓
Fresh plants			✓
Deep cleaning			✓
Enhanced IT			✓

Want to arrange a viewing?



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