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**EDWARD CHARLES  
& PARTNERS W 1**  
**CHARTERED SURVEYORS**

# 76 HAMMERSMITH ROAD | HAMMERSMITH W14 8UD

## OFFICES TO LET

8,200 – 48,900 Sq Ft - Available



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### Location

On a convergence with Brook Green, 76 Hammersmith Road is a short walk from the local amenities of Hammersmith.

Hammersmith (Hammersmith & City, Circle, District and Piccadilly Lines) and Barons Court (Piccadilly and District Lines) Underground Stations are nearby. Kensington Olympia (Overground) is also nearby.

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### Description

This headquarters style office building is being offered directly from the owners in whole or on a floor by floor basis on new leases for a term a by arrangement.

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## Accommodation & Outgoings

Floor	Area (sq ft)	Area (sq m)	Rent (psf)	Rates (psf)	SC (psf)	Status
5 <sup>th</sup>	8,181.6	760.1	Upon Application	£15.00 (estimated)	£10.00 (estimated)	Possession January 2019
4 <sup>th</sup>	8,181.6	760.1				
3 <sup>rd</sup>	8,181.6	760.1				
2 <sup>nd</sup>	8,181.6	760.1				
1 <sup>st</sup>	8,180.6	760.0				
Ground	8,060.0	748.8				
<b>Total</b>	<b>48,967</b>	<b>4,549.2</b>				

## Amenities/Specification

- \* Part fitted accommodation
- \* VRF air conditioning
- \* Bicycle & shower facilities

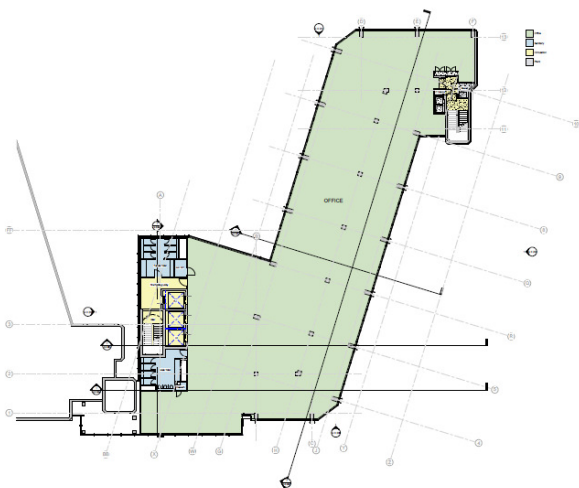
- \* 24 hour access
- \* Male & female WC's on each floor

## Lease

Flexible new leases are available direct from the Landlord.

## EPC Rating

TBC.



## Viewings

Strictly by appointment through joint letting agents:

### Edward Charles & Partners

Jamie Shuttle  
[jshuttle@edwardcharles.co.uk](mailto:jshuttle@edwardcharles.co.uk)  
 020 7009 2306  
 07788 414332

Sean Cunningham  
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 020 7009 2310  
 07827 985858

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### Knight Frank

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 020 7861 1280  
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