



Flexible office space in the heart of Hammersmith

The Triangle

5-17 Hammersmith Grove, Hammersmith,
W6 0LG

Office

TO LET

1,017 to 10,373 sq ft

(94.48 to 963.68 sq m)

- Air conditioning
- Metal ceilings
- 24/7 security
- Fitted space available
- 4 lifts
- Access to Romulus campus network

The Triangle, 5-17 Hammersmith Grove, Hammersmith, W6 0LG

Summary

Available Size	1,017 to 10,373 sq ft
Rent	£35 per sq ft per annum
Rates Payable	£16.51 per sq ft
Service Charge	£12.61 per sq ft
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The Triangle provides a modern contemporary environment with occupiers including Anyvan, Hyundai Heavy Industries, and Armit Wines.

The property has a main reception off Hammersmith Grove with a further entrance to the north suites off Glenthorne Road. A private car park is accessed off Beadon Road

Location

The Triangle is prominently located in the heart of Hammersmith at the junction of Hammersmith Grove and Beadon Road. The extensive retail, café and restaurant facilities of Hammersmith are close by. The underground stations (5 mins walk) provide Piccadilly, Hammersmith & City, District and Circle line extension services.

Accommodation

The accommodation comprises the following areas:

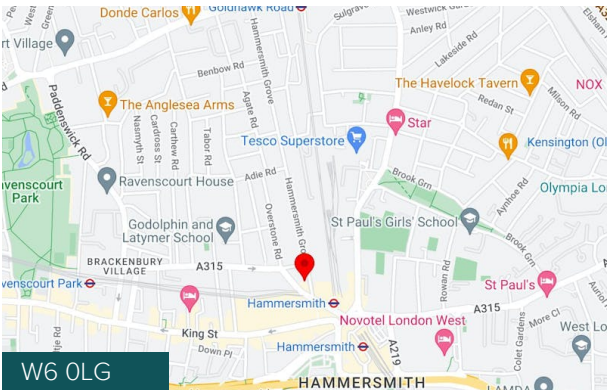
Name	sq ft	sq m	Availability
Ground - Part North	1,017	94.48	Under Offer
Ground - Front	1,365	126.81	Available
3rd - South	1,066	99.03	Available
4th - South	5,075	471.48	Available
6th - Part north	2,211	205.41	Available
Total	10,734	997.21	

Viewings

By appointment through joint sole agents only

Terms

New lease for a term by arrangement



Viewing & Further Information



Richard Zoers
07730567607 | 07730567607
rzoers@hanovergreen.co.uk



David Cuthbert
020 3130 6400 | 07710 183 423
dcuthbert@hanovergreen.co.uk



Andy Tucker
07721 260 545 | 07721 260 545
atucker@hanovergreen.co.uk



James Shillabeer
07824663594
jshillabeer@hanovergreen.co.uk

Shaun Wolfe (Frost Meadowcroft)