

To Let

Office 14,937 sq ft NIA

202 Hammersmith road , Hammersmith, London, Greater London, W6 7DN



Summary

- The building is prominently located on Hammersmith Road, within walking distance of Hammersmith tube station.
- Type: Office
- Tenure: To Let
- Size: 14,937 sq ft NIA
- Rent: Available on Request

Highlights

- Self contained building
- Prominently positioned on Hammersmith road
- Close proximity to Hammersmith Amenities and tube station

Location

202 Hammersmith road is located within a few minutes walk from Hammersmith tube station, which is located on the Piccadilly and the District and Circle lines, connecting the town with wider London. Hammersmith is also well located by car, being located close to the M4 allowing for easy access for occupiers to and from the area.

Availability

Floor / Unit	Description	Sq ft	Availability
Lower Ground	Lower Ground floor	3,789	Occupied
Ground	Ground floor office	2,867	Occupied
Ground	Reception	684	Occupied
1st	First floor offices	3,805	Occupied
2nd	Second floor offices	3,792	Occupied
Total		14,937	

Specification

- Refurbished and extended reception area including new glass entrance doors and feature walls
- New 13-person passenger lift
- Three pipe VRF fan coil air-conditioning system
- Fresh air supply and extract system served off centralised air handling plant
- Refurbished office demises to provide open plan layout
- Refurbished toilets
- Painted plasterboard ceilings with central service bulkhead incorporating new metal ceiling tiles
- Fully accessible raised access floors
- Garden terrace within front lightwell including decking and lighting
- 24 bike spaces and four showers
- Full external refurbishment

Availability

The whole building is available with the refurbishment works due to complete in Q2 2017.

Terms

New lease direct from the landlord.

Viewings

If you require anymore information or would like to arrange an inspection please

contact either Stuart Austin or Charlie West.

Energy Performance Rating

This property has been graded as 117(E).

Rent

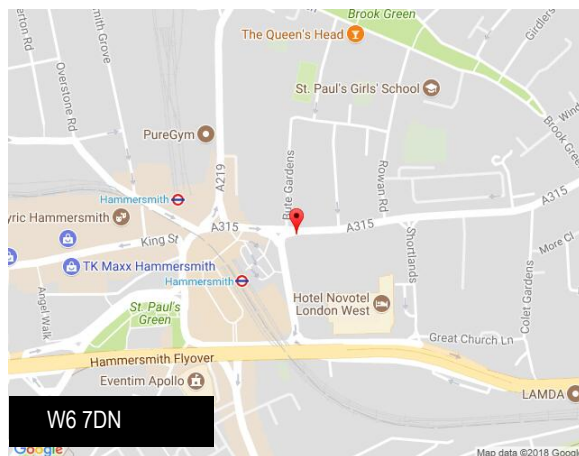
Available on Request

Business Rates

Available on Request

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

Stuart Austin

t: +44 (0)203 147 1112

e: Stuart.Austin@eu.jll.com

Charles West

t: +44 (0)207 087 5668

e: Charles.West@eu.jll.com

Joint Agents

David Cuthbert (Hanover Green)

t: 020 3130 6401

Nick Raven (Hanover Green)

t: 020 3130 6411

jll.co.uk/property

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

© 2018 Jones Lang LaSalle IP, Inc. Date: 18/02/18 - 202-hammersmith-road-_180218_7259.pdf