

To Let

**Hythe House, 200, Shepherds Bush Road,
Hammersmith, London, Greater London, W6 7NL**

3,500 to 11,514 sq ft

- Excellent communication links
- Prominent development
- Large reception with concierge
- Four passenger lifts



Location

Located approximately 3.5 miles to the west of Central London and approximately 10 miles to the east of Heathrow and the M25, Hammersmith forms the main western gateway to London.

Hythe House is situated on the west side of Shepherd's Bush Road. The property lies 200 metres north of Hammersmith Broadway's amenity and transport interchange with a prominent frontage to Shepherd's Bush Road.

Underground lines include Piccadilly, District and Hammersmith & City. All provide direct access to the rest of London, and in particular Victoria, Paddington, King's Cross, Euston and Heathrow Airport.

Road transport is excellent with the A4/M4 passing through the middle of Hammersmith. This is the principal arterial route connecting Central London to the West, and in particular Heathrow Airport and the M25.

Specification

Hythe House provides a highly specified, modern office building arranged over ground and four upper floors comprising 56,280 sq ft. The available space is located on the 4th floor and benefits from the following specification:

- Flexible floor plate
- Air conditioning
- Raised floor
- Suspended ceiling
- Four x 600kg 8 person passenger lifts
- Car parking

Below is a summary of the existing area in accordance with RICS Code of Measuring Practice 6th Edition and subject to confirmation:

Terms

Available by way of assignment or subletting on terms to be agreed

Viewings

Strictly by appointment through JLL

Accommodation

Floor / Unit	Description	Sq ft	Availability
4th	4th Floor	11,514	Available
Total		11,514	

EPC

This property has been graded as 51 C.

Rent

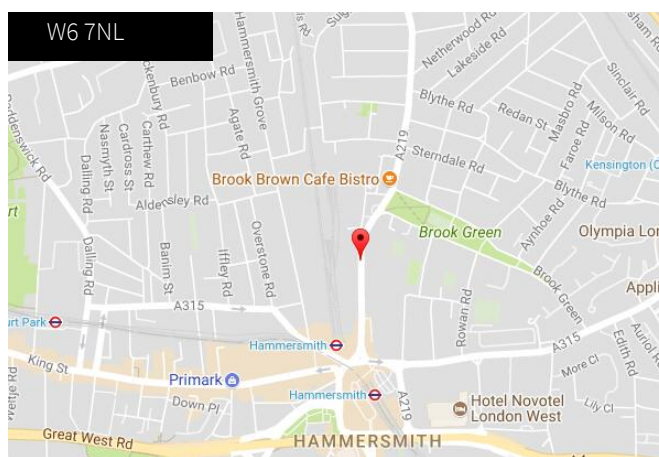
Available on Request

Business Rates

Rates Payable (2017/2018): £15.25 per sq ft

Service Charge

£8.43 per sq ft



Contacts

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