

HYTHE HOUSE

200

SHEPHERDS BUSH ROAD
HAMMERSMITH
LONDON W6 7NL

TO LET

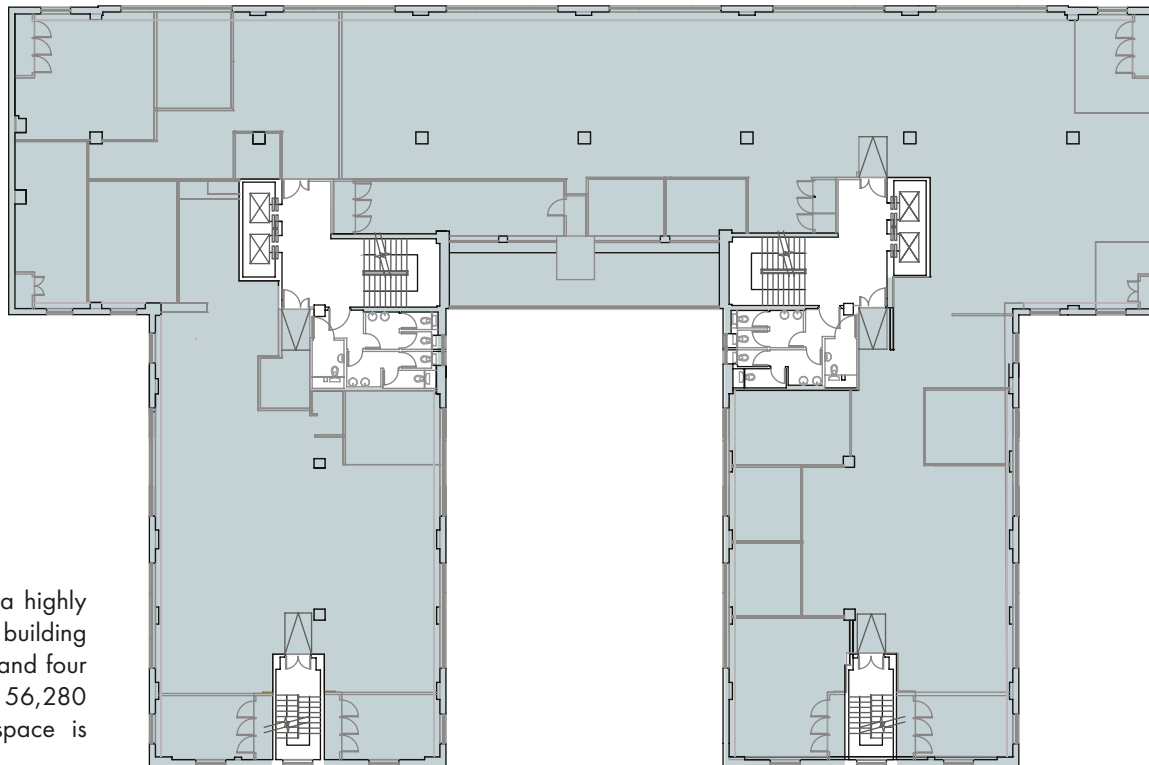
5,750 sq ft - 11,514 sq ft

CENTRAL
HAMMERSMITH
OFFICE BUILDING NEAR
BROOK GREEN





Site Plan



Description

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

Availability

4th Floor
5,750 sq ft (471.48 sq m)
11,514 sq ft (1,069.68 sq m)

Terms

Available on a new lease
from the freeholder

EPC

Rated C (51)

Rent

£56.50 per sq ft

Business Rates

Rates payable:
£15.25 per sq ft 2017/18

Service Charge

£8.43 per sq ft 2017

Specification

- Flexible floor plate
- Air conditioning
- Raised floor
- Suspended light fittings
- Four x 600kg 8 person passenger lifts
- Car parking
- Good views over playing fields



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. The property 4 minute walk north of Hammersmith Broadway's amenity and transport interchange with a prominent frontage to Shepherd's Bush Road. Underground lines include Piccadilly, District, Circle and Hammersmith & City.

Transport links



Richmond.....	14 mins
Heathrow	25 mins
Slough.....	31 mins
Guildford	49 mins
Reading.....	52 mins

Source: Transport for London www.tfl.gov.uk



Paddington.....	12 mins
Victoria	15 mins
Waterloo	24 mins
Kings Cross St Pancras	24 min
Heathrow Terminals 1-3	31mins
Bank.....	33 mins
Canary Wharf	40 mins



Walking Distance

Hammersmith Broadway is under 4 minute walk away along with several parks, including Brook Green and Furnival Gardens. The Riverside is also a short walk, offering scope to combine work and recreational activity throughout the day.

Local Occupiers



*Hyperoptic



*Discovery Channel



Dunnhumby



Medidata



Perform Group



Creative Artist Agency



Virgin Media



Immediate Media Co

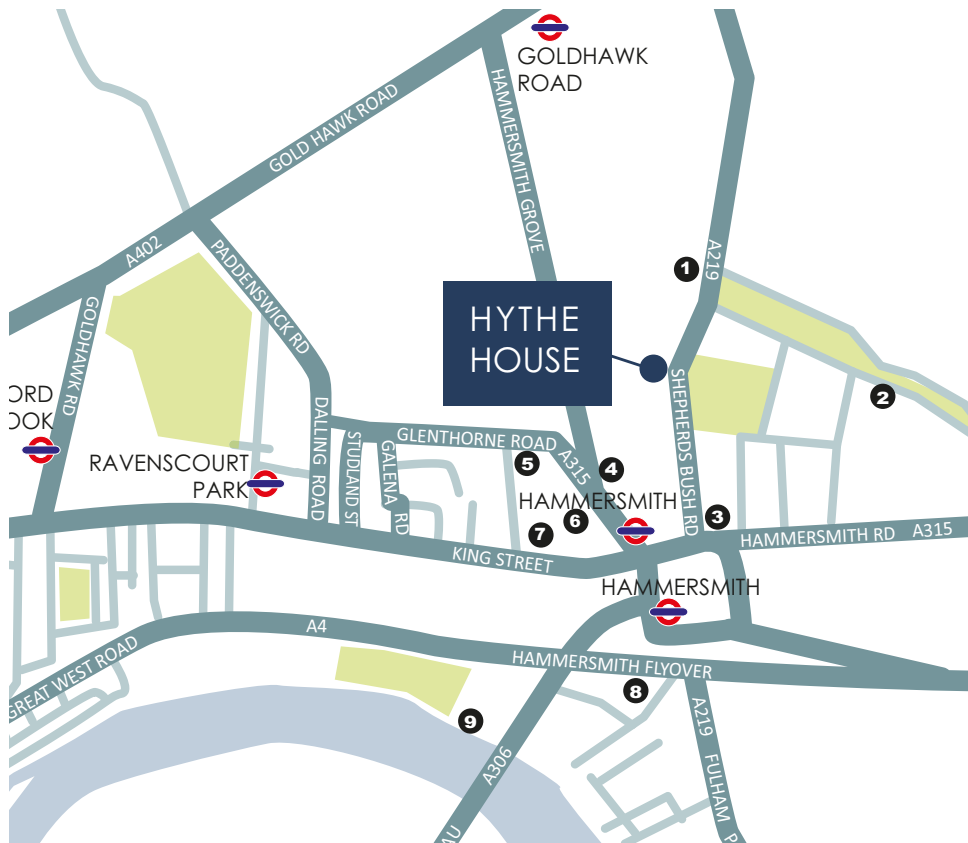


Harrods - Head Office

*Occupiers in Hythe House



Contact us



Local Amenities

1. Brook Green Hotel
2. The Queens Head
3. Cafe Nero
4. Bills & Byron Burger
5. Stonemasons Arms
6. Kings Mall
7. Lyric Square & Lyric Theatre
8. 3Eventim Apollo
9. Riverside Pubs



ADDRESS: 200 Shepherds Bush Road, Hammersmith London W6 7NL

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure August 2017

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