

# To Let

**Kings House, 174 Hammersmith Road, London, W6 7JP**

3,257 to 49,906 sq ft

- Brand new building in the heart of Hammersmith's CBD
- Light, bright and efficient office space
- Very high quality finishes
- Available floor by floor or combinations of floors



## Location

As one of London's key commercial and business districts, Hammersmith attracts a varied and diverse range of occupiers. With unrivalled public transport links, Hammersmith is the natural choice for multi-national businesses wishing to have a London presence.

Hammersmith is located just 3.5 miles west of Central London. Heathrow Airport is easily accessible via the A4 and the Piccadilly line. Gatwick Airport is 45 minute's drive via the M25.

Hammersmith has the highest Public Transport Accessibility Level rating of 6B, with over 30 million people travelling through Hammersmith each year. Two underground stations (Piccadilly / District / Hammersmith & City) make travel to all parts of London straightforward and there are 17 bus routes from Hammersmith Bus Station covering much of Central and West London.

## The Building

An impressive, new, high quality, self contained, sustainable office building split over seven floors totalling 60,000 sq ft.

## Specification

- BREEAM - 'Excellent' / EPC - 'B'
- Fan coil air conditioning system
- Energy efficient LED lighting
- Occupancy density - 1 person / 8 sq. m
- Large double height reception with feature desk, lighting & media wall
- Flexible open floor plates
- 11 car parking spaces / 3 on-site disabled car parking spaces / 56 cycle spaces
- Shower facilities with separate changing rooms & locker facilities
- 2 x 21 person lifts servicing all floors - 1 separate service lift servicing ground & basement levels
- Raised floors - fully accessible (150 mm)
- Low carbon technology reducing building carbon emissions

## Accommodation

Floor / Unit	Sq ft	Availability
1st	12,833	Available
2nd	13,447	Available
3rd	10,873	Available
4th	4,303	Let
5th	4,266	Under offer

## EPC

This property has been graded as 28(B).

## Rent

From £54.50 per sq ft

## Business Rates

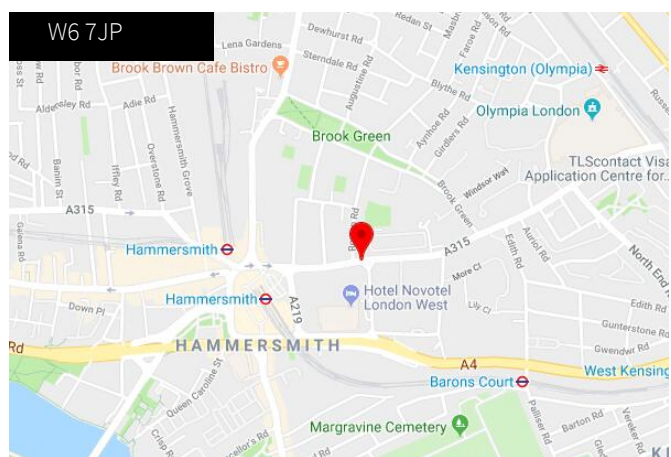
Rates Payable (2018/2019): £19 per sq ft

Estimate

## Service Charge

£8.50 per sq ft

Estimate



## Contacts

### Stuart Austin

+44 (0)203 147 1112  
Stuart.Austin@eu.jll.com

### James Finnis

+44 (0)208 283 2534  
James.Finnis@eu.jll.com

### Roger Evans

+44 (0)208 283 2531  
roger.evans@eu.jll.com

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