



# HAMMERSMITH BROADWAY

OFFICE ACCOMMODATION TO LET 2,330 sq ft - 29,356 sq ft

[OneHammersmithBroadway.com](http://OneHammersmithBroadway.com)

High quality office accommodation with regular and highly flexible floor plates of approximately 6,600 sq ft.

Situated in the heart of Hammersmith this self contained building offers modern office accommodation with its entrance immediately adjacent to the Broadway shopping centre and Hammersmith underground station.



As central as it gets.  
The ideal office  
occupier location.

IMMEDIATE  
MEDIA  
SIEMENS

ACCOR  
FEVER-TREE

FORMULA-E

Harrods  
Disney

PERFORM  
MEDIA

Nomad Foods  
Scott Dunn

UK  
TV

VICTORIA  
BECKHAM  
DAZN



### Potential refurbishment of the space



CGI's for indicative purposes only.



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Newly refurbished offices fitted to a high specification.  
Available from 2,230 sq ft up to 29,356 sq ft.



VRV air conditioning



2.8m floor to ceiling heights



Raised floors (100-110mm)



Male and female WCs on each floor



Shower facilities



Two 10-person passenger lifts, disabled and goods lifts



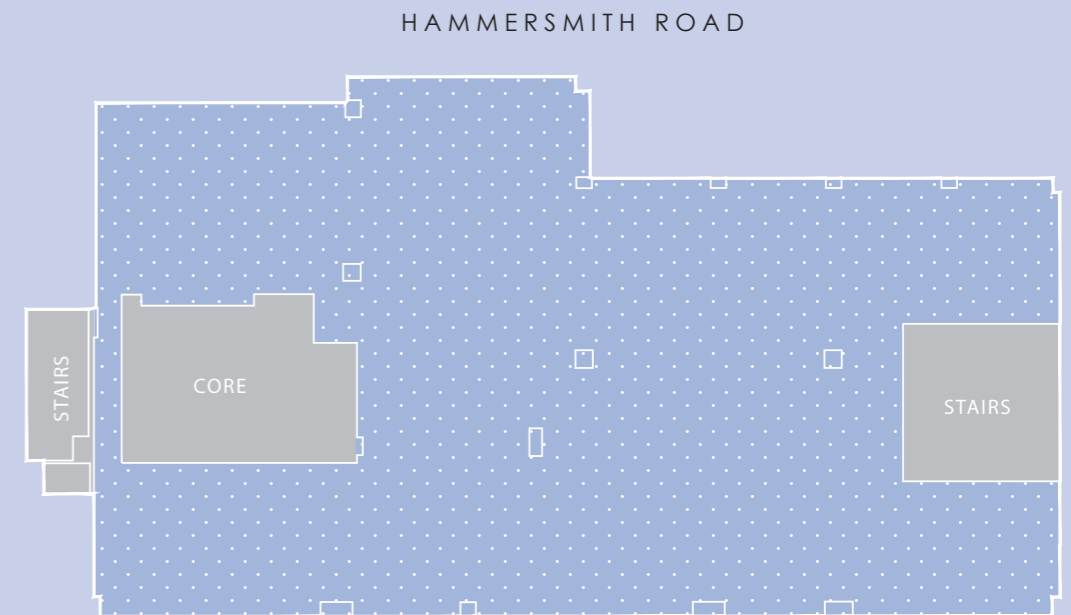
24 car parking spaces



CGI's for indicative purposes only.

Floor (approx NIA)	sq m	sq ft
Fifth	614	6,610
Fourth	616	6,632
Third	619	6,661
Second	617	6,641
First	216	*2,300
Ground	45	482
<b>Total</b>	<b>2,727</b>	<b>29,356</b>

Plus 24 Basement car parking spaces  
\*(Inc 368 sq ft storage)



Plan not to scale. For indicative purposes only.

Ideally connected with an abundance of local amenities

Situated in the heart of Hammersmith this self contained building offers modern office accommodation with its entrance immediately adjacent to the Broadway shopping centre and Hammersmith underground station.

**HAMMERSMITH STATION**



**DIRECTLY BELOW OUR BUILDING**



**BARONS COURT**



**10 MINUTES WALK**



**KENSINGTON OLYMPIA**





**12 MINUTES WALK**



**EARLS COURT**



**4 MINUTES**

**PADDINGTON**





**17 MINUTES**



**GREEN PARK**




**14 MINUTES**



Hammersmith Broadway bus station is one of the largest and busiest interchanges with 20 bus routes passing through.

**VICTORIA**

**17 MINUTES**




**BOND STREET**




**25 MINUTES**



**HEATHROW AIRPORT**





**30 MINUTES**



**Local Amenities**

**Restaurants and Pubs**

1. River Café
2. Café Nero
3. Pret A Manger
4. Brasserie Blanc
5. The Blue Coat
6. Sam's Riverside
7. The Rutland Arms
8. The Dove
9. The Gate
10. Bills

**Shopping**

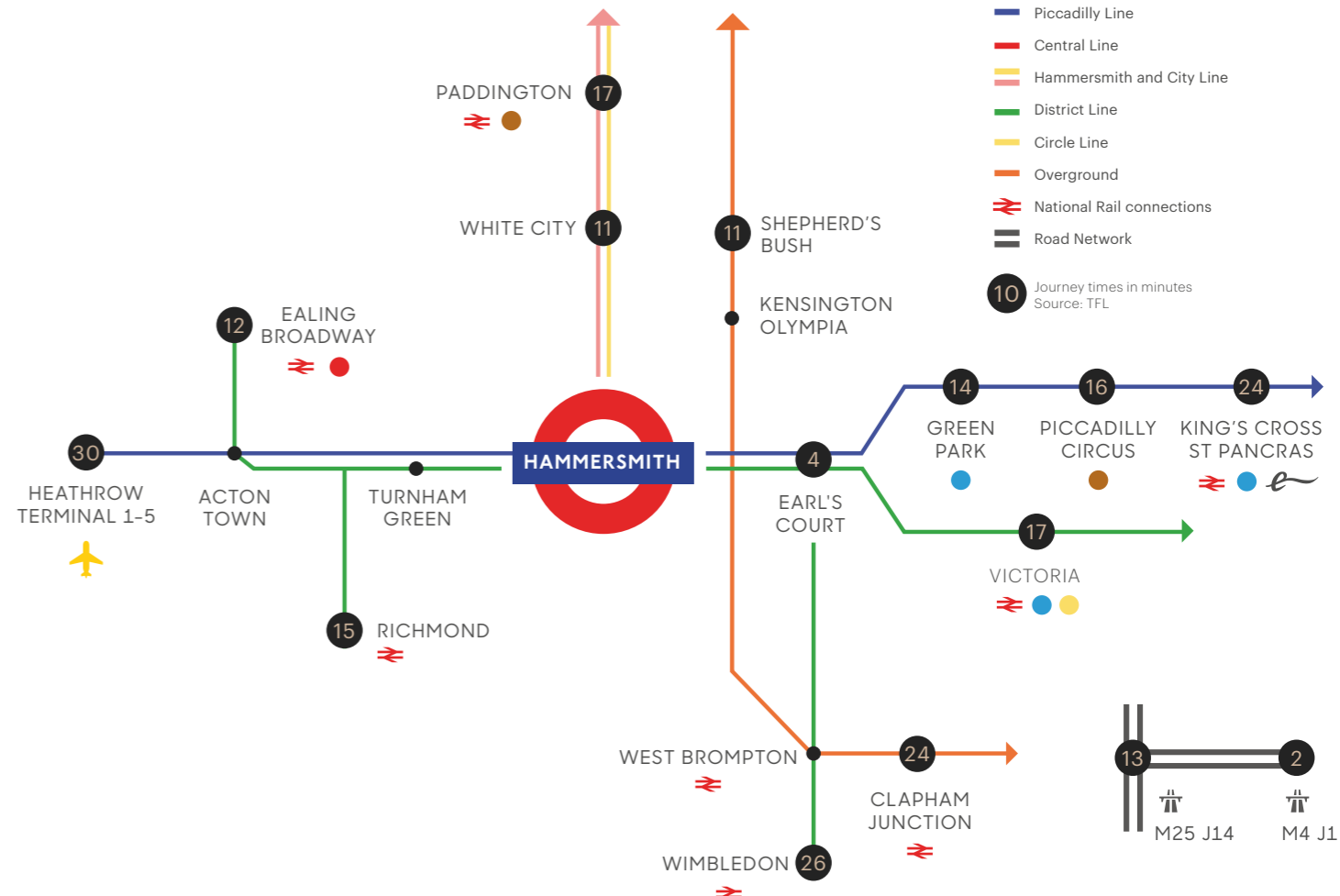
1. IKEA
2. King's Mall
3. Lyric Square
4. The Broadway
5. Tesco Express
6. Sainsbury's Local
7. Little Waitrose & Partners

**Hotels**

1. Novotel
2. Holiday Inn Express
3. St Paul's Hotel
4. Premier Inn

**Lifestyle /Entertainment**

1. Riverside Studios
2. The Queens Club
3. Hammersmith Apollo
4. Fitness First
5. Lyric Theatre
6. Boom Cycle
7. Brook Green Tennis Club





HAMMERSMITH BROADWAY

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## TERMS

Available by way of a new lease(s) direct from the landlord.

## EPC

EPC B (38).

## VIEWING

Strictly by appointment through the joint sole agents.

For further information please contact



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