

OFFICE TO SUB-LET

7 Glenthorne Mews, Hammersmith, W6 0LJ

Self-contained semi-serviced office 1,390ft² (129m²)

2-3 year term by agreement



DESCRIPTION:

Glenthorne Mews is an attractive close of self-contained office premises surrounding a secluded courtyard which was formerly a foundry. Many neighbouring occupiers are in the media, tech and design sectors.

Internally, the offices are on the ground floor of a two-storey building, with a self-contained entrance, sharing ground floor washroom/WC facilities with the first floor occupier.

The suite is available immediately as seen, or can be furnished with good quality office furniture and internet broadband to provide 'plug and play' space for up to 12-15 people approx. Whilst there is no demised parking on this private estate, loading and deliveries are extremely straightforward. There is nearby bicycle and motorcycle parking.

LOCATION:

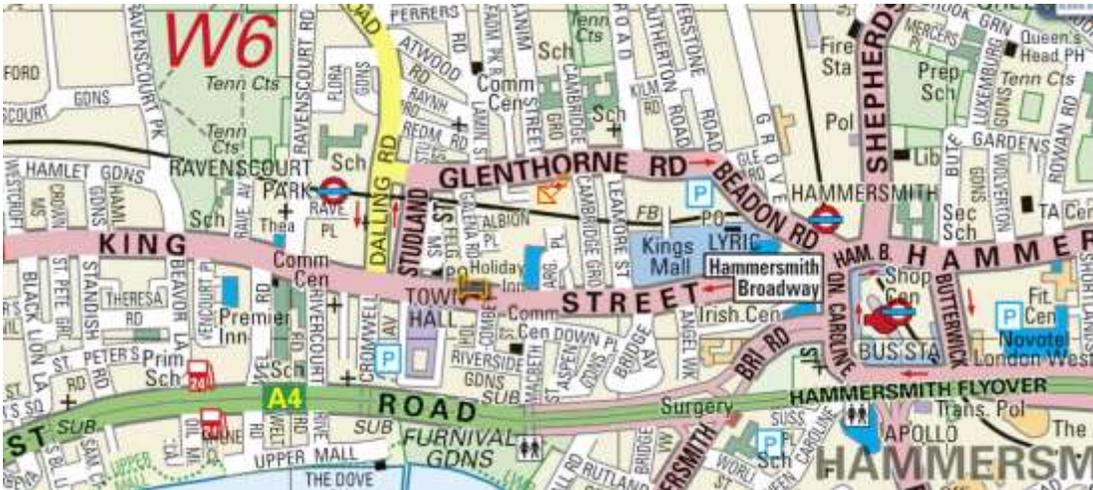
Glenthorne Mews is a quiet courtyard located off Glenthorne Road, immediately to the north of the shops and leisure facilities of King Street, Hammersmith, and close to Ravenscourt Park and Hammersmith tube stations.



Hammersmith itself is an established office location, situated approximately 4 miles to the west of Central London. Piccadilly Circus is less than 30 mins journey time by tube and it is around a 22 minute drive to Heathrow Airport. The premises themselves are in a secluded location being at the end of a cul-de-sac, beneath the imposing and attractive chimney of the former foundry.

- Bus routes 190, 266, 267, 391, H91 200m (3 minute walk)
- Ravenscourt Park Underground 0.2 miles (5 min walk)
- Hammersmith Underground (Ham'smith & City Line) 0.4 miles (9min walk)
- Hammersmith Underground (District/Piccadilly Line) 0.5 miles (11 min walk)

- A4/M4
 - Heathrow (Junction 5)
- 0.4 miles (5mins)
13 miles (22mins)



Nearby amenities include the shopping, pub, restaurant and leisure facilities of Hammersmith. To the north is the attractive Brackenbury village, with its own local pubs and restaurants.

SPECIFICATION:

The property benefits from a good specification, incorporating:

- Modern open plan offices
- Full height glazing to front aspect.
- Underfloor trunking
- Kitchenette
- 1 GB Fibre Broadband available (s to c)
- Male & Female & Disabled WCs
- Bicycle parking
- EPC: Energy Rating D

5-7 Turnham Green Terrace, Chiswick, London, W4 1RG

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FLOORPLAN:



COMMERCIAL PARTNER Andrew Clark MRICS - PARTNERS Russell Savage, James Matthews

Registered office as above. VAT Registration No. 830 8455 28

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MISREPRESENTATIONS ACT 1967

TERMS:

Available on a traditional FR& I lease for term to be agreed (envisaged to be up to 2-3 years) outside the L&T Act 1954.

Quoting Rent: £52,125p.a. (£37.50 per ft) plus VAT.

Rateable Value: We are advised that the premises has a Rateable Value of £30,000. You are advised to make enquiries of London Borough of Hammersmith & Fulham to verify the level of rates payable after currently-available reliefs.

All-inclusive option

Alternatively, the premises can by agreement be made available on all-inclusive basis (outside the L&T Act 1954) to include:

- Rent
- Rates
- Building Insurance
- Estate Charge
- Cleaning & Service Charge
- Utilities
- Office Furniture
- 1 GB Fibre Broadband & Telecoms

Inclusive Rent: £78,000 p.a. (£500 per work station per month) plus VAT

NB. The property is VAT opted and VAT will be payable.

FOR VIEWINGS OR FURTHER INFORMATION PLEASE CONTACT:

Whitman & Co Commercial

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