

GROVE HOUSE

27 HAMMERSMITH GROVE
HAMMERSMITH W6 0NE

FLEXIBLE OFFICE SPACE FOR
IMMEDIATE OCCUPATION

TO LET

300 – 63,226 SQ FT

CENTRALLY LOCATED SELF-CONTAINED
OFFICE BUILDING WITH PARKING

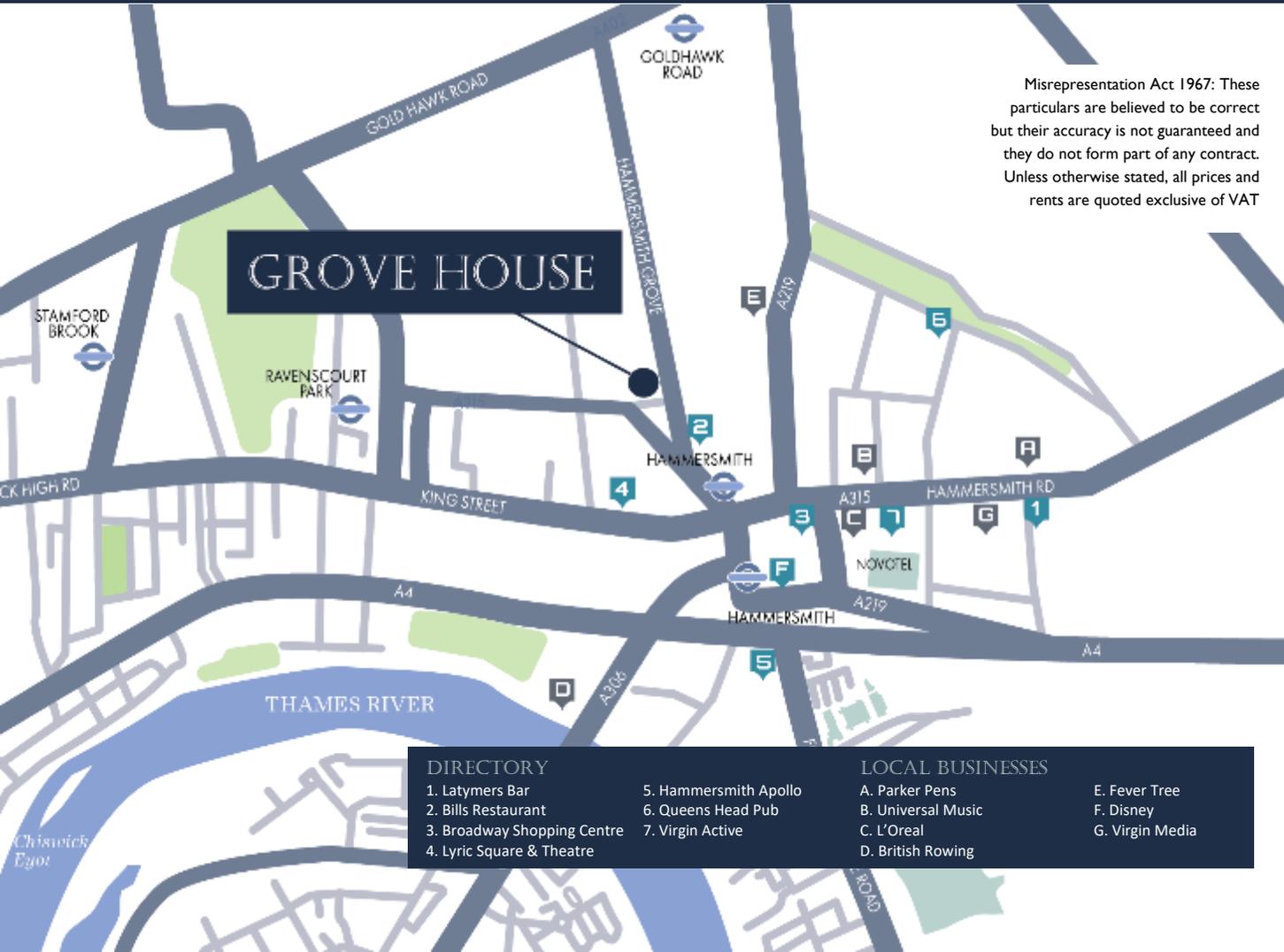


LOCATION

Situated on Hammersmith Grove close to the junction with Beadon Road and Hammersmith Broadway.

Hammersmith Underground station (Piccadilly, District, Circle and Hammersmith & City lines) are within a few minutes walk. Numerous bus routes serve the area. Easy access may be gained to the M4 motorway, Heathrow and Central London.

Hammersmith offers extensive retail and leisure facilities.



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

TRANSPORT

HAMMERSMITH UNDERGROUND STATION (Piccadilly, District, Circle and Hammersmith & City Lines) is 3 minutes' walk

BY UNDERGROUND & OVERGROUND

Knightsbridge.....	10 mins
Earls Court.....	5 mins
Paddington.....	14 mins
Kings Cross.....	33 mins
Liverpool Street	45 mins
Heathrow (T2,T3).....	31 mins

DIRECTORY		LOCAL BUSINESSES	
1. Latymers Bar	5. Hammersmith Apollo	A. Parker Pens	E. Fever Tree
2. Bills Restaurant	6. Queens Head Pub	B. Universal Music	F. Disney
3. Broadway Shopping Centre	7. Virgin Active	C. L'Oreal	G. Virgin Media
4. Lyric Square & Theatre		D. British Rowing	





AMENITIES

- Air conditioning
- Raised floors (except 4th floor)
- Impressive entrance
- Building management system
- Passenger lifts
- LED lighting
- Showers
- Bike storage
- 17 car parking spaces



DESCRIPTION

The property is arranged over ground and 4 upper floors providing approximately 63,000 sq ft of self-contained office accommodation. Formerly the head office of the house builder George Wimpey, the property benefits from on site parking and roof terraces. It was fully refurbished in 2012 for the previous tenant.



ACCOMMODATION

FLOOR	SIZE SQ FT	SIZE SQ M
4 th	9,078	843.3
3 rd	10,037	932.4
2 nd	12,400	1,151.9
1 st	13,061	1,213.3
Ground	16,631	1,545.0
Reception	2,019	187.5
TOTAL	63,226	5,873.4

Rent	£27.50 - £45 per sq ft.
Terms	All space on flexible size and terms to be agreed direct with the landlord.
Rates	On application
Service Charge	On application
EPC Rating	B - 45

CONTACTS

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