

# HAMMERSMITH

1 Lyric Square  
London W6 0NB

Fully fitted bespoke  
office space for rent in  
the heart of  
Hammersmith  
New leases & licenses  
from 12 months



### Flexible Office Space

1<sup>st</sup> – 13<sup>th</sup> Floors

1,000 – 100,100 sq ft

1 – 1,950 desks available

### Contact us

Viewing is strictly by prior appointment  
with Colliers International through:  
020 7935 4499



## PROPERTY DESCRIPTION

1 Lyric Square, in the heart of Hammersmith is a newly refurbished 14 storey building originally developed in the late 1970's.

The building itself is arranged over Ground – 13<sup>th</sup> Floors and comprises over 100,000 sq ft.

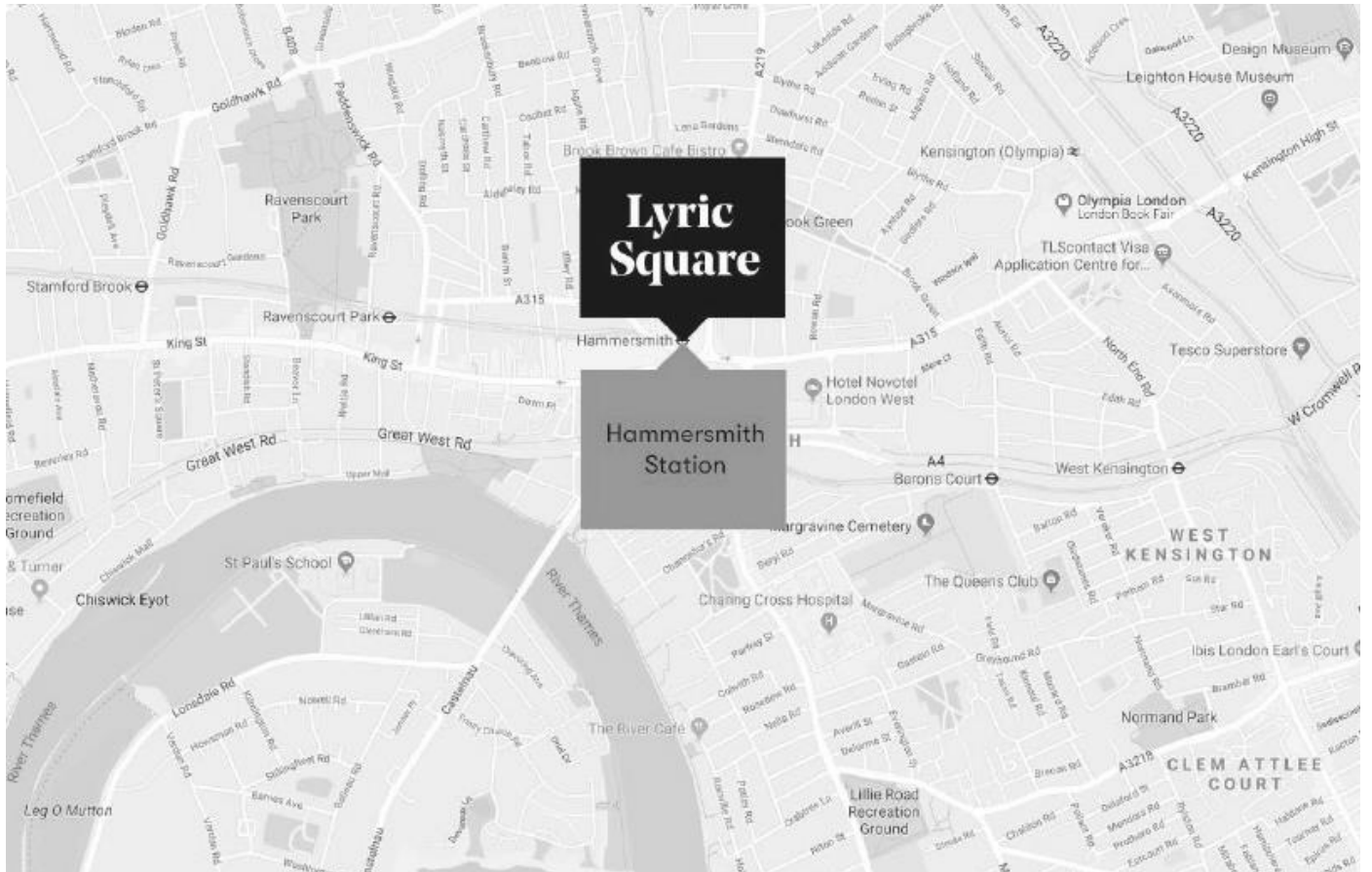
Along with a new impressive double height reception lobby, the property has been refurbished to provide bespoke and fully fitted office space from 1,000 sq ft up to 100,000 sq ft with entire floor plates of c. 7,700 sq ft which can accommodate up to 150 desks per floor.

The available office space can be provided fully fitted with meeting rooms, kitchen facilities, desks, cabling and breakout areas at an all-inclusive price and on flexible lease terms from 12 months.

# LOCATION

The Hammersmith district is known for its diverse culture and retail offerings with a number of excellent restaurants, cafés, shops, and the riverside, which is located moments from the property.

Hammersmith underground station is located around the corner from the building and offers access to the Piccadilly, Hammersmith & City and Circle Lines, providing easy access to the city centre.

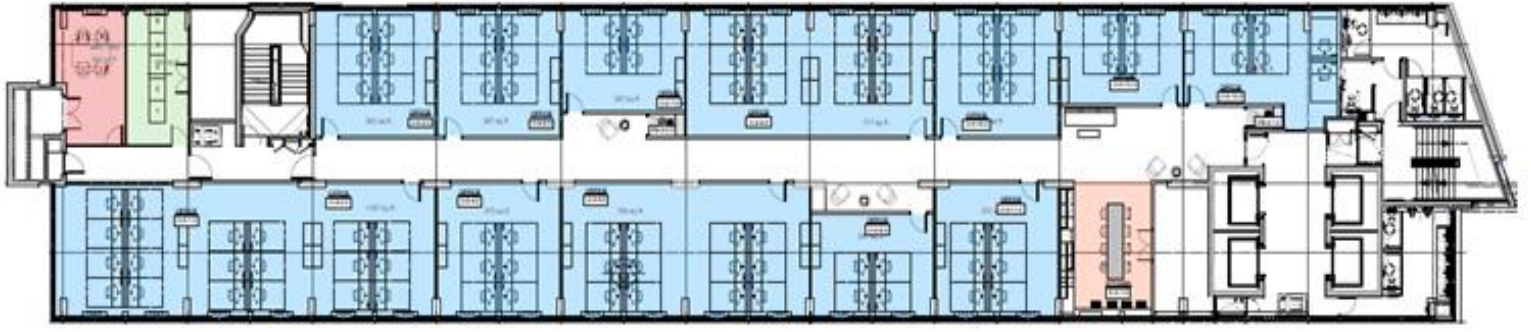






## AMENITIES

- Newly refurbished office building
- New double height entrance lobby
- Ground floor café
- Fitness studio
- Fully fitted office space to include meeting rooms, kitchen facilities and furniture
- Superb natural daylight
- Generous floor to ceiling heights
- Co-working / swing space available throughout the building
- Overflow communal meeting rooms available for up to 20 people
- Drop-in / communal working areas throughout the building
- Theatre-style conference facilities
- Event spaces available for hire
- Nearest tubes – Hammersmith & Ravenscourt Park Stations



Typical upper floor plan. Floors can be adjusted to suit bespoke requirements.

## AVAILABILITY

Floor / Unit	Ft <sup>2</sup> Approx.	Desk Range	Availability / Status
13 <sup>th</sup>	7,700	150	Available
12 <sup>th</sup>	7,700	150	Available
11 <sup>th</sup>	7,700	150	Available
10 <sup>th</sup>	7,700	150	Available
9 <sup>th</sup>	7,700	150	Available
8 <sup>th</sup>	7,700	150	Available
7 <sup>th</sup>	7,700	150	Available
6 <sup>th</sup>	7,700	150	Available
5 <sup>th</sup>	7,700	150	Available
4 <sup>th</sup>	7,700	150	Available
3 <sup>rd</sup>	7,700	150	Available
2 <sup>nd</sup>	7,700	150	Available
1 <sup>st</sup>	7,700	150	Available
Ground	Communal		
<b>Total</b>	<b>100,100</b>	<b>Up to 1,950</b>	

## TERMS

- Flexible lease terms available from 12 months onwards
- Fully all-inclusive monthly price with no hidden costs
- Fit-out can be bespoke or adapted to suit your requirement



## CONTACT US

All appointments to view must be arranged via sole agents, Colliers International, through:

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