

## 107-109 Hammersmith Rd Olympia London W14 0QH

Approx. 1,050 to 2,250 sq ft

New fit out to CAT A +



Figure 4 - Reception 107 - 109 stand (A3)

### CGI of proposed new linked entrance with breakout areas

#### LOCATION

Situated on the southside of Hammersmith Road directly across from Olympia between Hammersmith and Kensington High Street. Excellent connectivity with Olympia National Rail (Southern), plus London Underground, district line, and London Overground minutes away.

Hammersmith Broadway is less than 10 minutes' walk as is Barons Court with the Piccadilly and District lines.

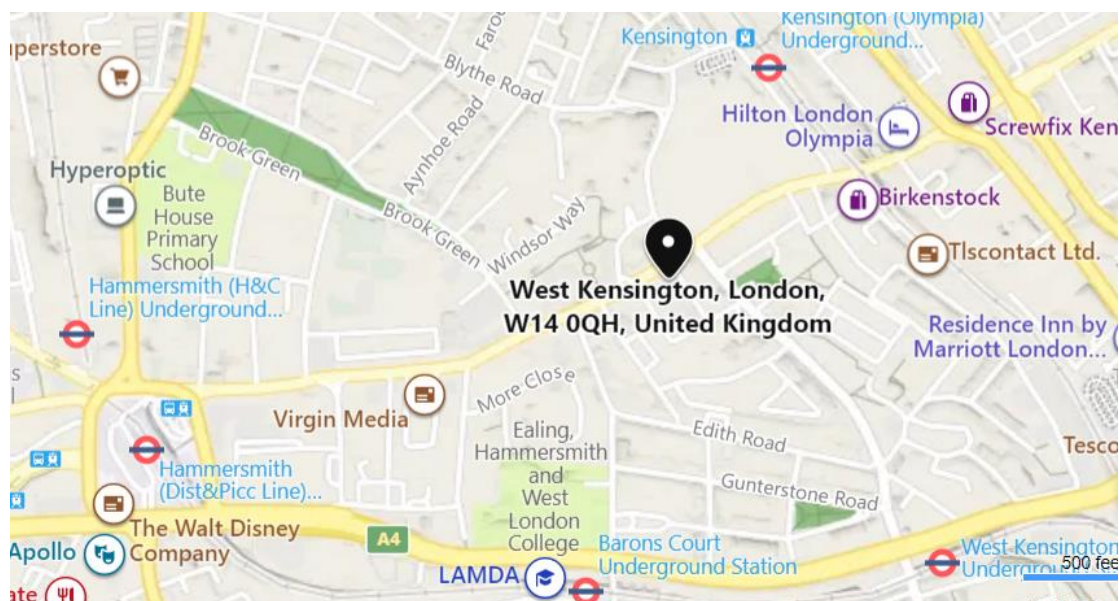
Olympia a renowned entertainment destination, currently the subject of a £1.3 billion pounds transformation by Yoo capital into a place making World class events, office, and entertainment location.

Opposite Olympia

Between Kensington and Hammersmith

Barons Court, Hammersmith, and Olympia tubes close by

Olympia Overground for mainline to the north and south home counties.



## DESCRIPTION

The scheme, 99-119 Hammersmith Road, has an attractive grade II listed Victorian facade with purpose-built air-conditioned offices behind built on a concrete frame in 1990 providing highly specified modern office space.

The scheme is built as four distinct office buildings each with their own ground floor entrance hall and lifts.

The entrances are being remodelled to include break out and waiting areas with pods for informal meetings and coffee points. Within the scheme are a separate meeting room, showers and secure bicycle parking and rear mews parking, available on separate terms.

For more information visit [eddisons.com](http://eddisons.com)  
T: 020 3205 0200

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The offices provide highly specified workspace with air conditioning, metal perforated ceilings with integral Led lights, full access raised floors and excellent natural light throughout. These floors are being upgraded to cat A plus to enable fast and easy occupation.

3 <sup>rd</sup> floor (top)	approx. 1,050 sq ft
1 <sup>st</sup> floor	approx. 1,200 sq ft
<b>Total</b>	<b>approx. 2,250 sq ft</b>

Air Conditioning  
 Full access raised floors  
 Power and CAT 6 installed  
 Open plan kitchen and break out  
 Meeting Room  
 Excellent natural light

LED lights  
 Lift access  
 Carpets  
 Fibre enabled  
 New entrance halls  
 Access to showers

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*CAT A plus to potentially include.*

*Workstations 1 per 100/sq ft*

*Break out areas*

*Plants*

Fitted for early and easy occupation

Sample layouts:

3<sup>rd</sup> floor



No. 107

1<sup>st</sup> floor



No. 107

## TERMS

**New short form lease from 3 years**

**Guide Rent CAT A finish £39.50 per sq ft per annum exclusive.**

Estimated Business rates **£16/17** psf subject to local authority confirmation.

Budget service charge **£9.50** per sq ft per annum ex insurance of **£0.55** psf.

Full terms and details on application

Please contact the agents for further information:

Frost Meadowcroft  
020 8748 1200

Shaun Wolfe  
Jack Realy

**EDDISONS**  
**020 3205 0205**

**Mark Belsham 07973 372 698**  
**Tim Wilkinson 07973 302 814**

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