

## 115 Hammersmith Rd Olympia London W14 0QH

Approx. 2,140 to 7,980 sq ft

Flexible terms from £25 per sq ft pax



**CGI of proposed new entrance with breakout areas**

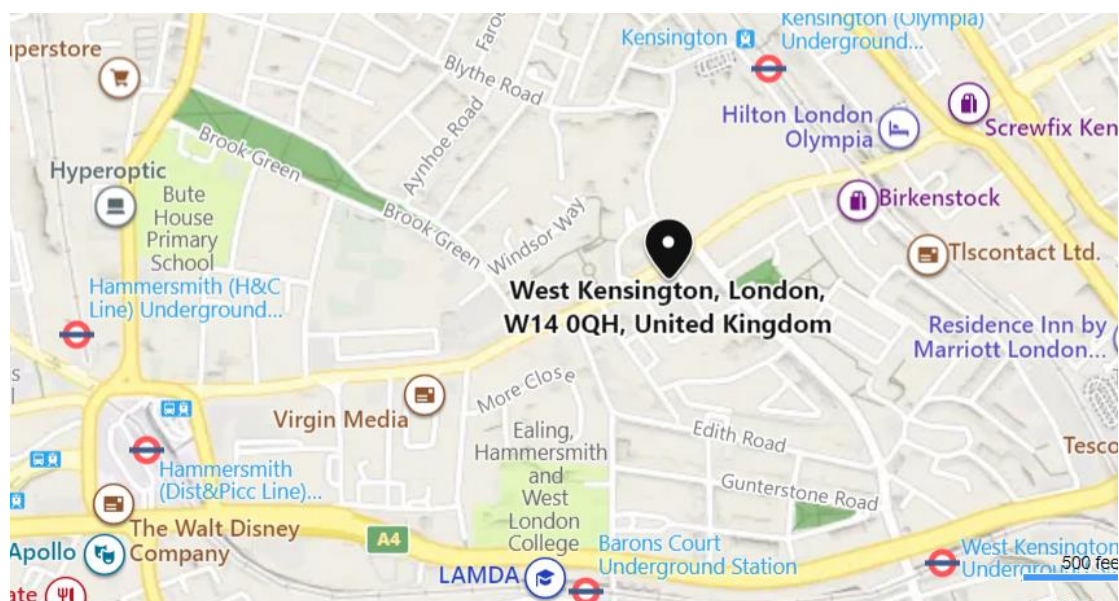
### LOCATION

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

**Eddisons**

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS



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. 2,140 sq ft
2 <sup>nd</sup> floor	approx. 2,640 sq ft
<u>L Gnd</u>	<u>approx. 3,200 sq ft</u>
Total	approx. 7,980 sq ft

Floors are available individually or together

Air Conditioning	LED lights
Full access raised floors	Lift access
Power and CAT 6 installed	Carpets
Open plan kitchen and break out	Fibre enabled
Meeting Room	New entrance halls
Excellent natural light	Access to showers

*CAT A plus to potentially include subject to terms.*

*Workstations 1 per 100/sq ft*

*Break out areas*

*Plants*

*Fitted for early and easy occupation*

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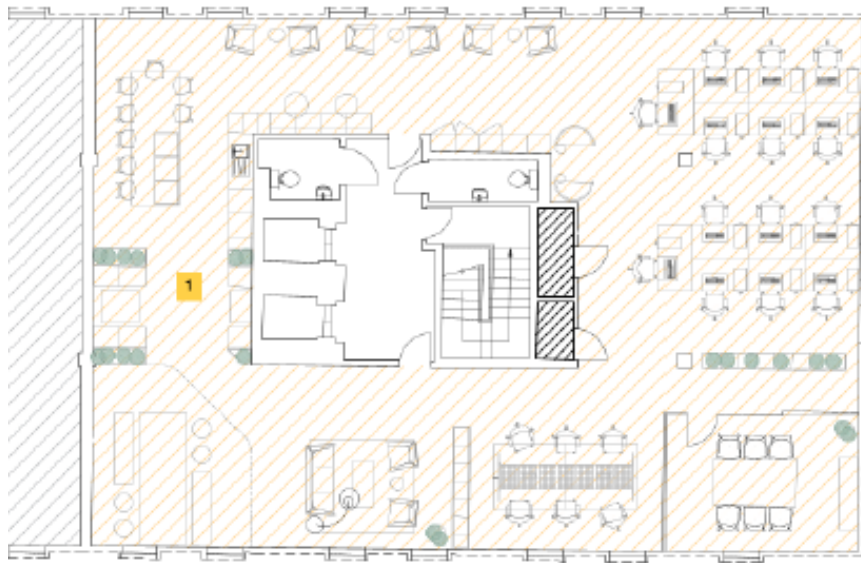
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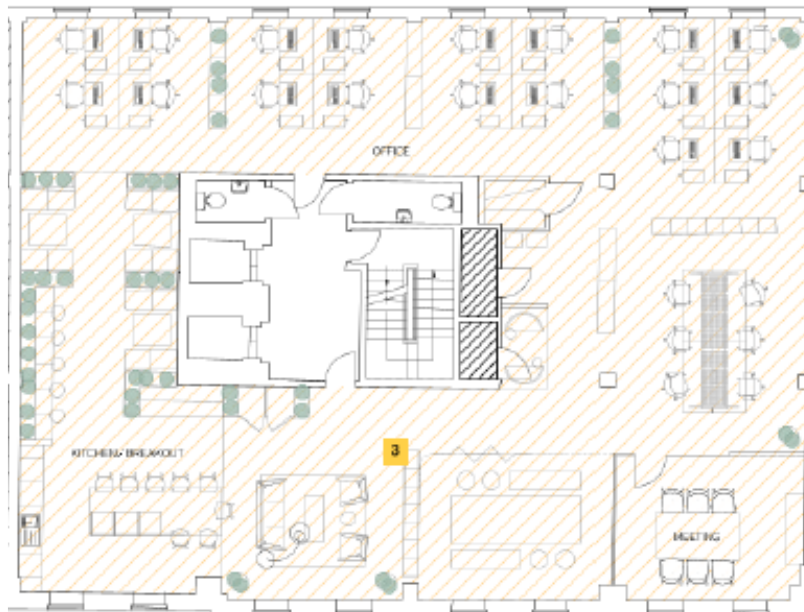
## Sample layouts:

### 3<sup>rd</sup> floor



No. 115

### 2<sup>nd</sup> floor



No. 115

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## TERMS

### New short form lease from 3 years

**Guide Rent CAT A** finish lower ground £25 per sq ft pax and upper floors £39.50 per sq ft per annum exclusive.

Estimated Business rates £10 per sq ft for L Gnd and £19-20 psf for upper floors in 2023-24, subject to local authority confirmation. Prospective occupiers must verify the exact amount by direct enquiry to the local authority

Budget service charge £12.50 per sq ft per annum ex insurance.

Full terms and details on application

Please contact the agents for further information:

Frost Meadowcroft  
020 8748 1200

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

Shaun Wolfe  
Jack Realy

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

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