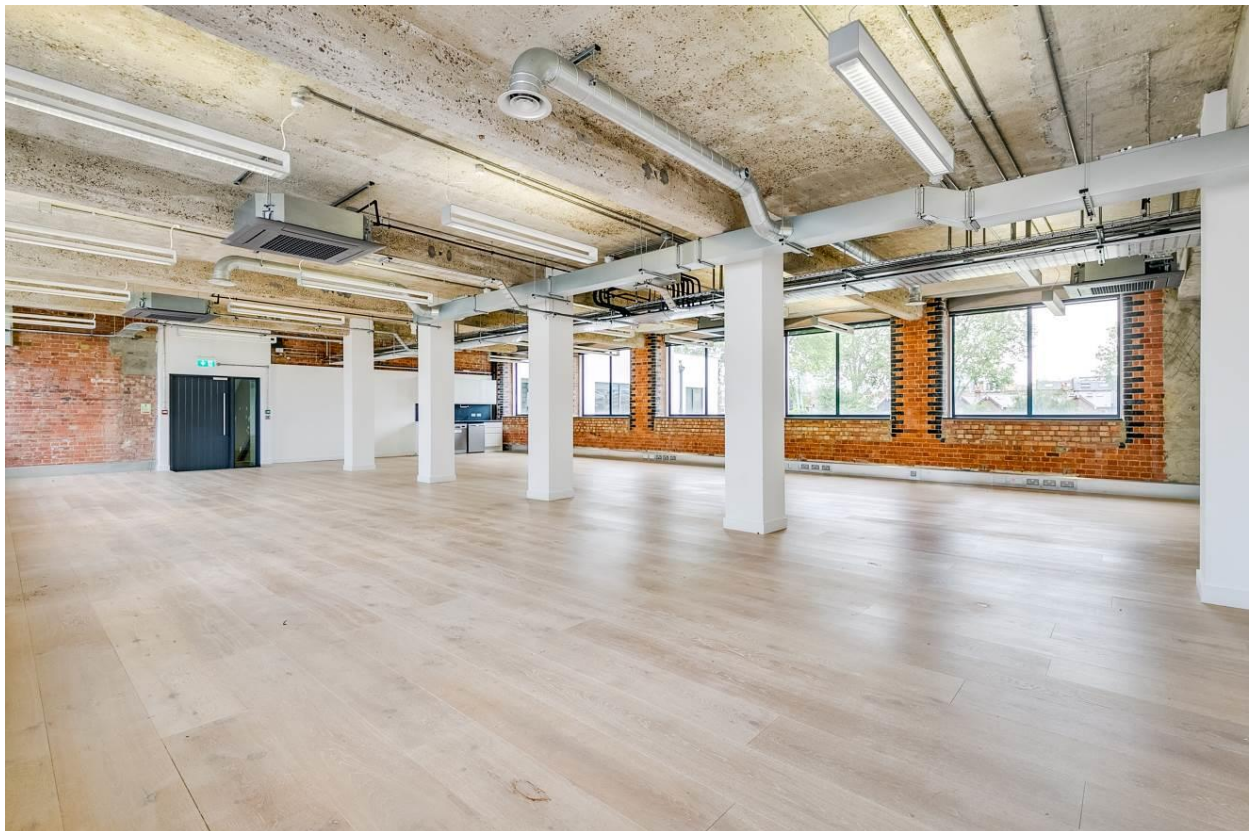


**WAREHOUSE OFFICES TO LET**

**THE AIRCRAFT FACTORY**

**100 CAMBRIDGE GROVE, HAMMERSMITH,  
LONDON W6 0LE**

**5,143 SQ FT TO 18,335 SQ FT**  
**3 ADJACENT SUITES ON THE FIRST FLOOR**

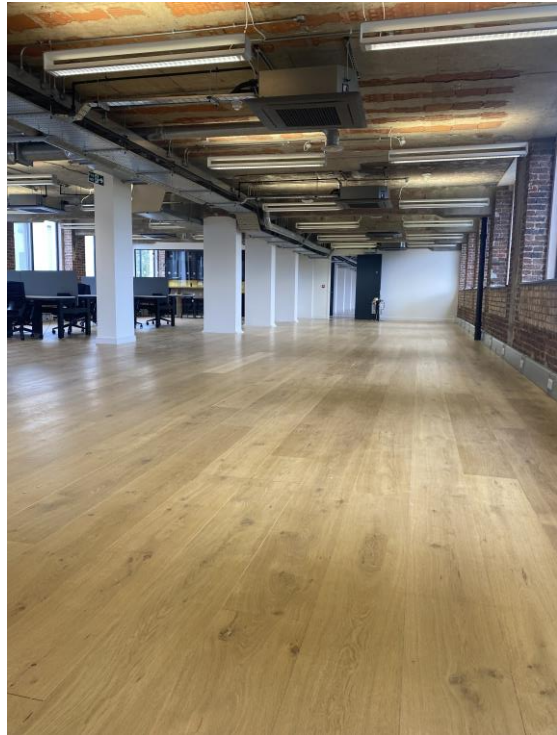


**FIRST FLOOR OFFICE MIDDLE SUIT OPEN PLAN CAT A**

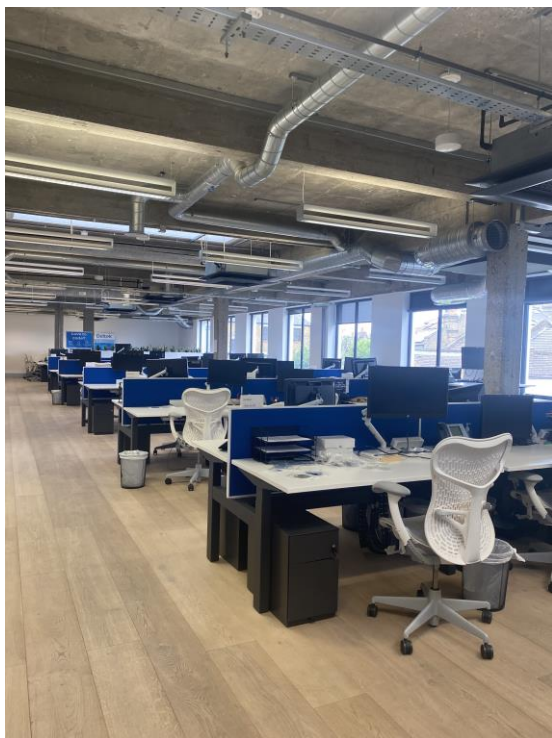
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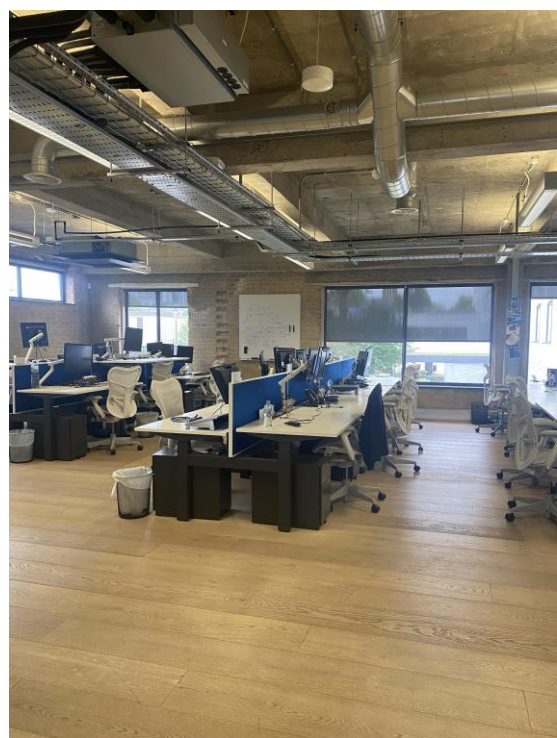
UNIT 1.1



UNIT 1.1



Unit 1.5/6 current layout and fit out



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Subject to contract and exclusive of VAT if applicable

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## **THE BUILDING**

Originally the site of the Alliance Airplane Company Ltd, The Aircraft Factory is a converted factory structure with full ceiling heights that provides a campus office environment with on-site coffee bar (Cable & Co) and break out areas.

- Character, warehouse office scheme
- High ceilings / concrete ceilings
- Air conditioning/heating
- Wi-Fi across all common areas
- Communal inside and outside seating for informal meetings
- Pendant energy efficient lighting
- Wood flooring/raised floors 1.2
- Fitted Capsule space
- On site coffee bar
- Quiet, green environment just five minutes' walk from the stations of Hammersmith
- Immediate phone / data connectivity with 1GB high speed internet, subject to terms
- Cycling bays and showers
- Unisex super loos in common parts
- Car parking and EV charging points by arrangement



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**Outside games - Table tennis, table football, Outside TV and BBQ**

## **LOCATION**

The Aircraft Factory is in central Hammersmith bordered by Shepherd's Bush to the north, Kensington to the east, Chiswick to the west and Fulham to the south and is one of Hammersmith's most successful and sort after multi let office schemes.

Hammersmith is one of west London's key commercial and employment centres and a transport hub for west London, with two London Underground Stations. Access global destinations in less than 40 minutes.

Getting to London Heathrow is easy either directly via the Piccadilly Line, or a short car journey along the M4.

A thriving community popular with many tenants including, Gram Games Vista Entertainment, Odds Checker, H&H Global, Deltek, Sybarite Architects, Kau Media and THIS.

## **SEE OUR VIDEO OF THE BUILDING**

<https://youtu.be/RHQENKTMg78>

## **SEE OUR WEB SITE**

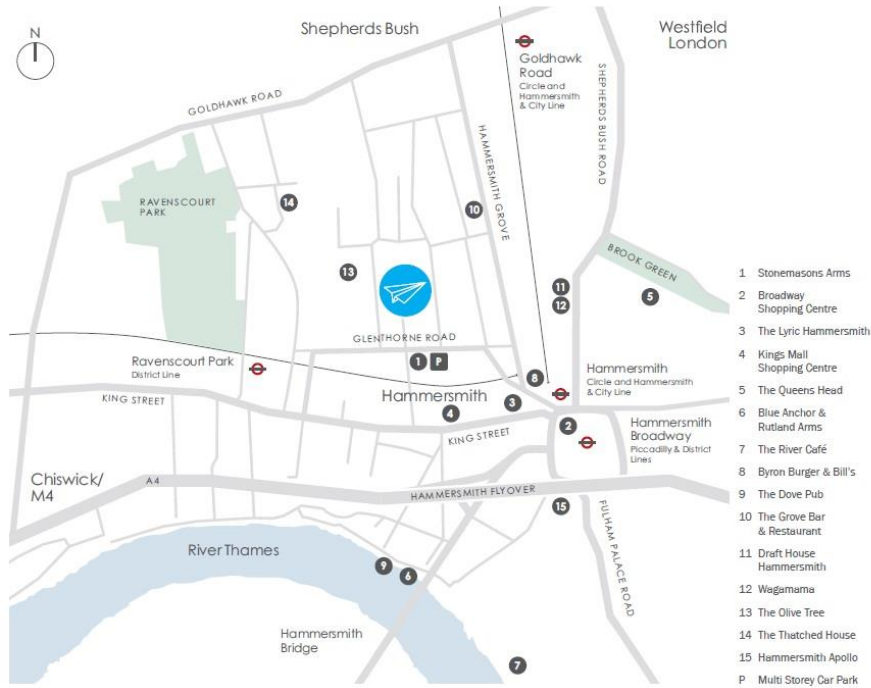
[www.theaircraftfactory.com](http://www.theaircraftfactory.com)

For more information visit [eddisons.com](http://eddisons.com)  
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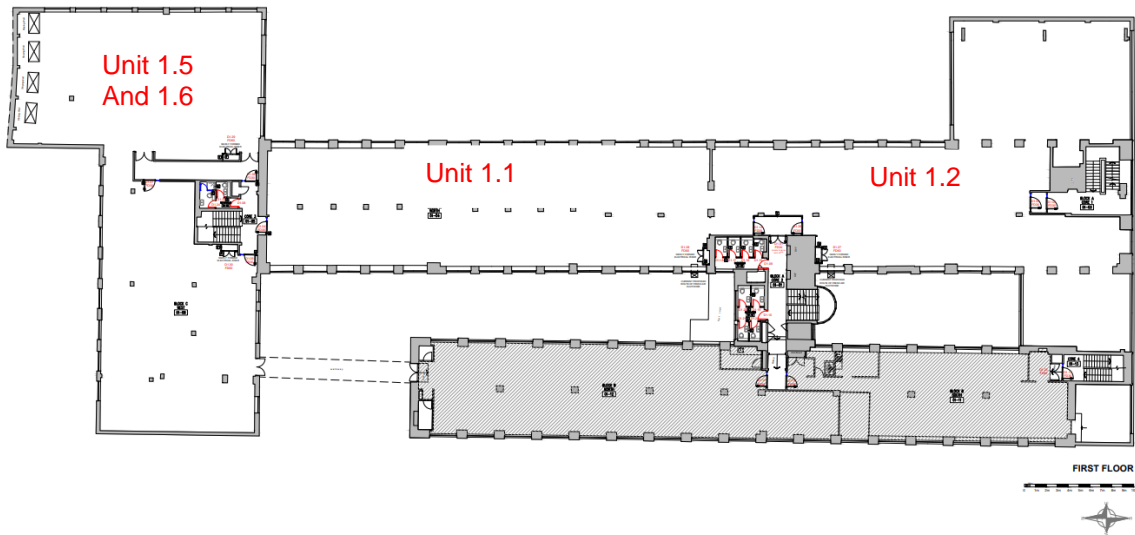
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**First floor opportunity to provide up to 18,335 sq ft**

Suite 1.2	approx. 6,571 sq ft
Suite 1.1	approx. 5,143 sq ft
Suite 1.5/6	approx. 6,621 sq ft
<b>Total</b>	<b>approx. 18,335 sq ft</b>

All areas quoted are IPMS3-Office.



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## TERMS

### **New leases for a period by arrangement**

The suites are available with current tenants fit out or reinstated to Cat A open Plan.

1.2 is occupied and fitted to provide 4 meeting rooms , large kitchen and break out, open plan area , comms room, drying room. [Existing lease expires October 2023.](#)

1.1 is [vacant now](#) and currently divided into 2 areas with a kitchen, meeting room and the remainder to open plan.

1.3 is to be returned with current tenants fit out and 90 standing desks with Herman Miller chairs. [Existing lease expires September 2023.](#)

### Rent

Open plan CAT A £55 per sq ft exclusive of all other costs and VAT

### Business Rates

Estimated at £22.50 per sq ft per annum for the tax year 2023-34.

### Service Charge

Budget £11.50 per sq ft for 2023-24

### Building insurance

Budget £0.70 per sq ft

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Band C-64

### TIMING

Delivery Q4 23 or Q1 2024 subject to vacant possession and agreeing the specification.

#### INSPECTIONS VIA JOINT SOLE AGENTS



Joe Robinson 07827 840 988  
[Joe.Robinson@cbre.com](mailto:Joe.Robinson@cbre.com)



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