

103 Hammersmith Rd Olympia London W14 0QH

Approx. 1,480 sq ft to 3,360 sq ft

Potential New fit out to CAT A +



Figure 3: Reception 103 visual (B)

CGI of proposed new upgraded entrance with breakout areas

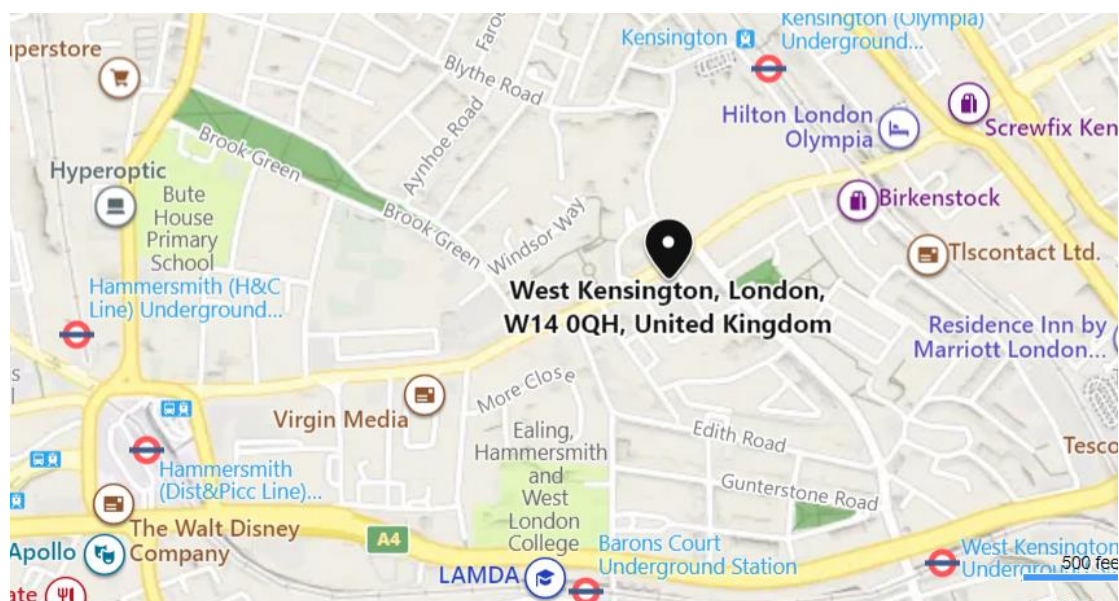
LOCATION

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
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 rd floor (top)	approx. 1,480 sq ft
1 st floor	approx. 1,880 sq ft
Total	approx. 3,360 sq ft

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 10 person	New entrance halls
Excellent natural light	Access to showers

CAT A plus to potentially include subject to terms.

*Designed for workstations 1 per 100/sq ft
Break out areas*

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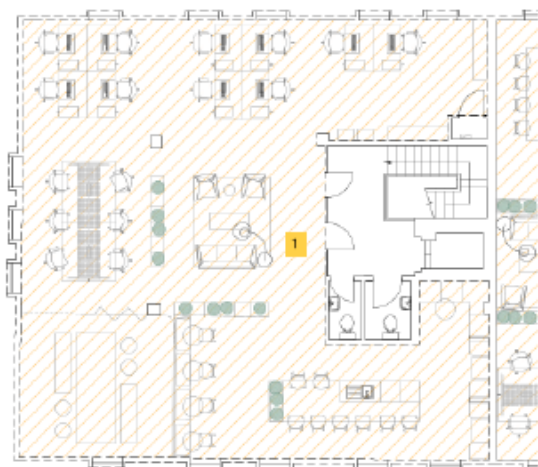
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The floors can be fitted for early and easy occupation

Sample layout



No. 103

Third floor potential layout

TERMS

New short form leases.

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

3rd floor RV £61,500 estimated payable £29,492.

1st floor RV £78,000 estimated payable £37,453

Prospective tenants must confirm the above by direct enquiry to the local authority.

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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Upgraded WC's and showers in Common areas.

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