

020 3205 0200

eddisons.com

LOFT OFFICES - TO LET

Eddisons



## HAMMERSMITH STUDIOS 55a YELDHAM ROAD W6 8JF

**Rent: £35 psf pax**

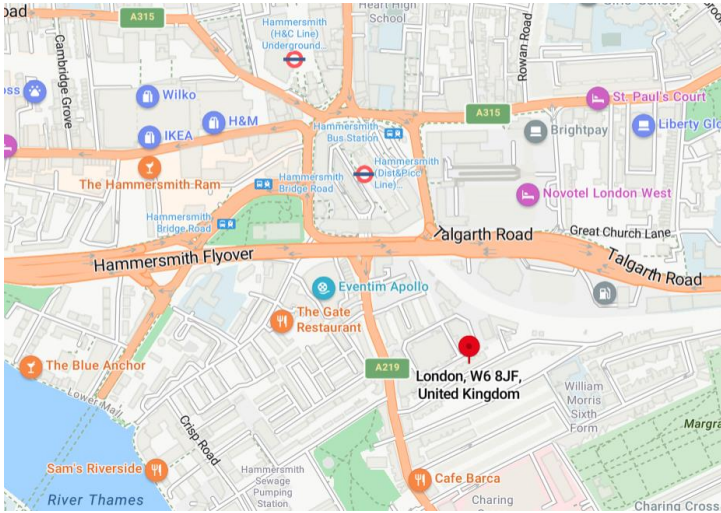
**Size: Size 2,456 to 5,621 sq ft**

- Loft offices
- Courtyard car parking
- Pitched ceilings
- Wood floors

## LOCATION

Hammersmith Studios are situated in this secure private gated mews on the north side of Yeldham Road which runs east off Fulham Palace Road.

Hammersmith Broadway underground station (Piccadilly, District and Hammersmith and City lines) is situated within an 8/9 minute walk and the A4 / M4, M25 and Heathrow are easily accessible from this location.



## DESCRIPTION

Hammersmith Studios is situated behind electric gates that give access to a secure courtyard. Units 1 and 2 are available as individual buildings or linked. They were fully refurbished a few years ago and provide excellent light offices with high quality WC and Shower facilities. Unit 1 has a glass fronted office on ground and a fully fitted kitchen with extract.

The premises come with on-site parking.

## AMENITIES

LED Lighting	Cassette cooling
Private WC'	Showers
Fitted kitchen	Wood floors
Perimeter trunking with fitted power.	
Electric gates	Great natural light
Courtyard car parking	

## ACCOMMODATION

### Building One

First Floor Approx. 1,195 sqft

Ground floor Approx. 1,970 sq ft

**TOTAL Approx. 3,165 sq ft**

### Building Two

Mezzanine Approx. 471 sq ft

Ground Floor Approx. 1,985 sq ft

**TOTAL Approx. 2,456 sq ft**

**Linked Approx. 5,621 sq ft**

## PLANNING

E class

## TERMS

New lease(s) direct from the freeholder

## RENT

£35.00 per sq ft per annum exclusive.

We are advised the premises are **NOT** currently VAT registered.

Parking available at £2,000 per annum pax per space

## RATES

### Building 1 Ground floor.

RV Workshop and Premises £50,000 **Rates Payable: £26,600 (£13.50 psf)**

### Building 1 First Floor .

RV Workshop and Premises £25,750 **Rates Payable £13,699 (£11.46 psf )**

### Building 2 Entire

RV Workshop and Premises £33,000 **Rates Payable £17,556 (£7.14 psf)**

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

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

**Eddisons**

---

## Rates continued

Please note the above information has been obtained electronically and we strongly recommend all interested parties verify this information directly with the London Borough of Hammersmith and Fulham  
**0208 748 3020**

---

## SERVICE CHARGE

The estate charge is estimated at approx. £2.00 per sq ft per annum plus insurance and water rates.

---

## VAT

Not currently charged

---

## TIMING

Immediately available

---

## LEGAL COSTS

Each party pays own costs incurred in the transaction.

---

## EPC

**Building One -- BAND B-34**

**Building Two -- BAND B-32**

---



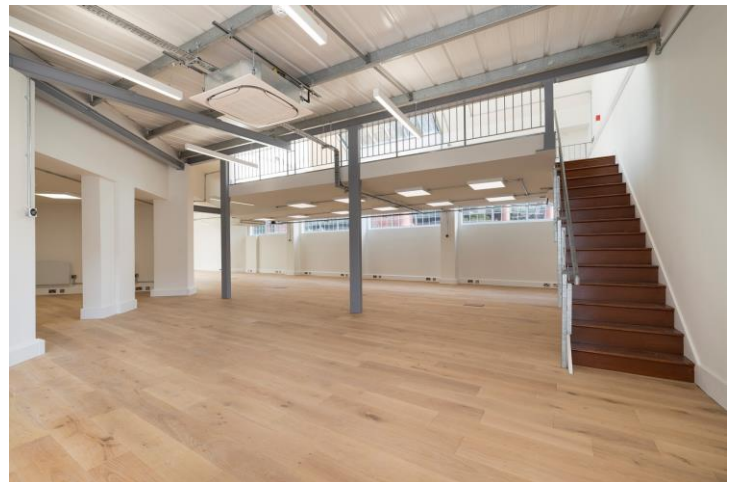
Building 1 fully fitted kitchen.



**1<sup>ST</sup> BUILDING 1**



**GROUND BUILDING 1**



**GROUND BUILDING 2**

## INSPECTIONS AND INFORMATION

By appointment through sole agents

**Eddisons 020 3205 0200**

[mark.belsham@eddisons.com](mailto:mark.belsham@eddisons.com)

**Mark Belsham 07973 372 698**

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

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

**Eddisons**



BUILDING 1



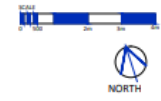
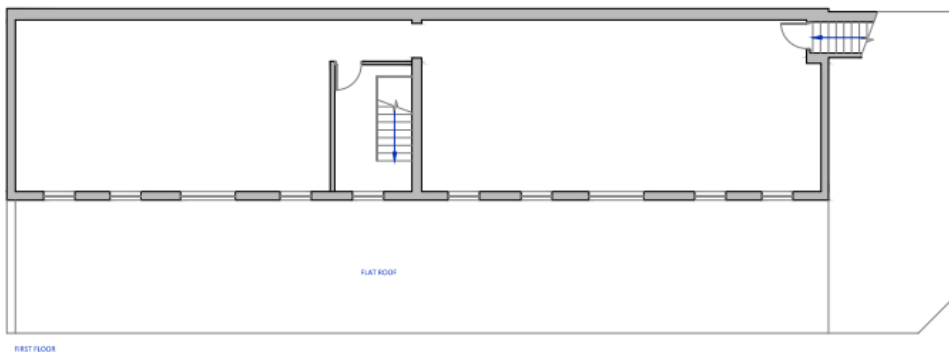
HIGH QUALITY WC'S AND SHOWERS

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

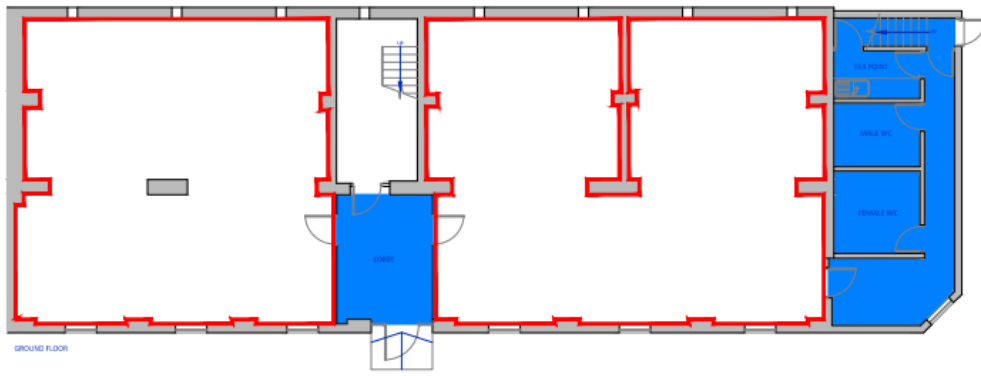
#### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

**Eddisons**

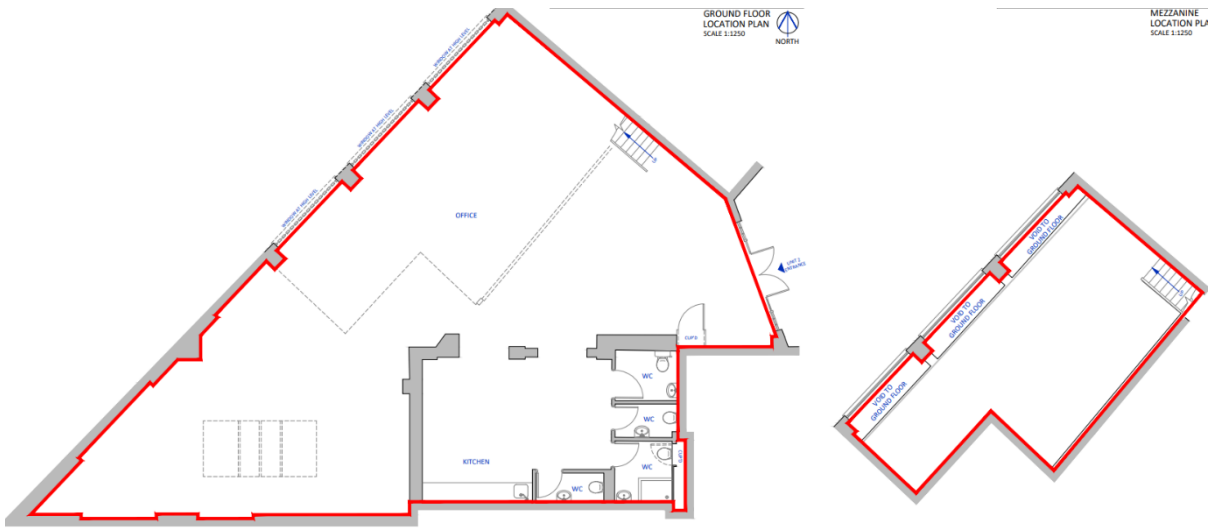


FIRST FLOOR



GROUND FLOOR

### BUILDING 1 plans



### BUILDING 2 plans

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

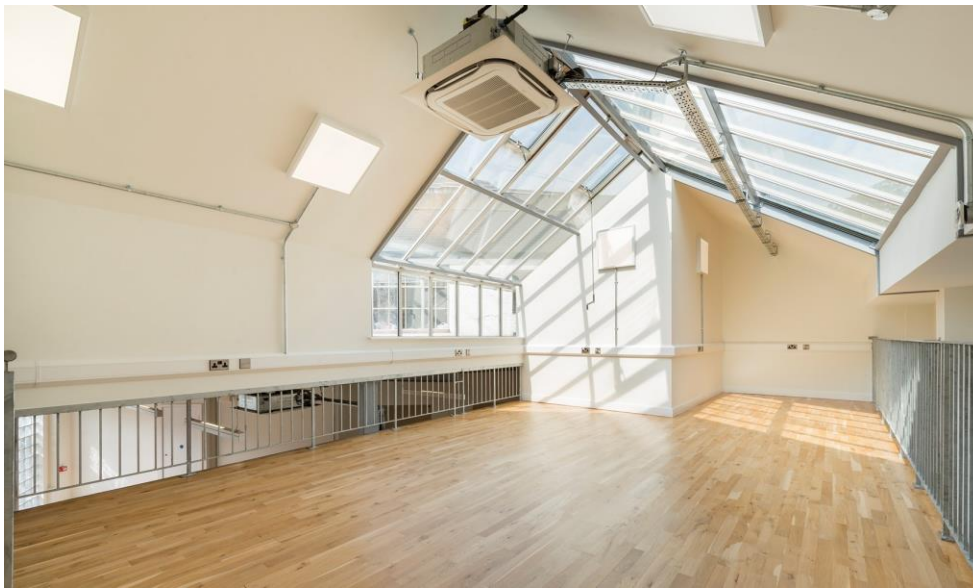


#### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.



GROUND BUILDING 2



Mezzanine Building 2

For more information, visit [eddisons.com](https://www.eddisons.com)  
020 3205 0200

**Eddisons**

**Important Information**

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.