

115 Charlotte Terrace

Hammersmith Rd Brook Green London W 14 0QH

Self-contained office building

Approx.11,000 sq ft

potential to link with adjacent building for extra space



LOCATION

Situated on the southside of Hammersmith Rd 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.

DESCRIPTION

The scheme has an attractive grade II listed Victorian facade with purpose-built air-conditioned offices behind built on a concrete frame in 1990.

The scheme is built as four distinct office buildings each with their own ground floor entrance hall and lifts. Buildings can be linked horizontally and provide self-contained buildings or can be let floor by floor.

The specification currently includes metal suspended ceilings within integral LED lights, full access metal raised floors, 4 pipe fancoil air conditioning and excellent natural light throughout.

Availability subject to vacant possession

Floor/Building	115
3RD	2,140
2ND	2,643
1ST	2,616
Gnd	Private entrance 400 sq ft
L GND	3,189
TOTAL	10,988 sq ft

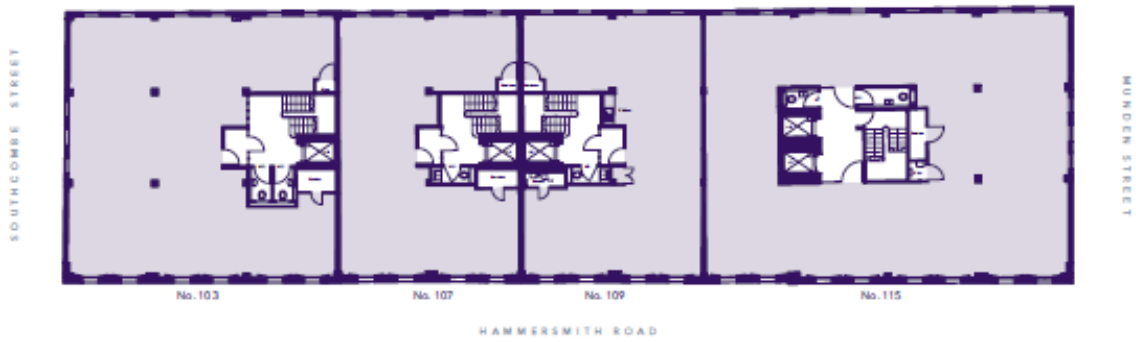
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Guide Rent CAT A finish £39.50 per sq ft per annum exclusive.
(Lower ground £25 psf pax)

Estimated Business rates £17 psf subject to local authority confirmation.
(Lower ground circa £8 psf)

Budget service charge £9.50 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

Shaun Wolfe

EDDISONS
020 3205 0205

Mark Belsham 07973 372 698
Tim Wilkinson 07973 302 814

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