

# CHARLOTTE

- TERRACE -

*103 - 115 Hammersmith Road, W14 0QH*

Contemporary Workspace

103  
CHARLOTTE  
- TERRACE -

109  
CHARLOTTE  
- TERRACE -



107  
CHARLOTTE  
- TERRACE -

115  
CHARLOTTE  
- TERRACE -

# Modern Offices

---

## *Period Façade*

---

From **1,050 sq ft** (98 sq m)  
to **4,750 sq ft** (441 sq m)

Charlotte Terrace is prominently located on Hammersmith Road providing 35,000 sq ft of purpose-built modern air conditioned office accommodation in four buildings constructed behind a listed period façade

CHARLOTTE  
- TERRACE -

# Travel & Connectivity

- Located close to Olympia, between Hammersmith Broadway and Kensington High Street.
- A wide variety of retail, restaurant and health club facilities within easy reach.
- Excellent public transport links to the West End, Westfield London, Heathrow and to Willesden and Clapham Junctions for direct routes to the northern and southern Home Counties.
- Excellent road communications into the West End, A4 / M4 and A40 / M40.








## - LEGEND -

### STATIONS

-  UNDERGROUND
-  OVERGROUND
-  MAINLINE

### LINES

-  PICCADILLY
-  DISTRICT
-  CIRCLE
-  CENTRAL
-  OVERGROUND

**Hammersmith Station**  
(Piccadilly, District, Circle extension and Hammersmith/City lines)

8 mins 

**Barons Court Station**  
(Piccadilly, District lines)

5 mins 

**West Kensington Station**  
(District line)

5 mins 

**Kensington Olympia Station**  
(District, Overground lines)

4 mins 



# Local Amenities



## CHARLOTTE - TERRACE -



# Local Amenities



1. Pret a Manger
2. Mirabell Deli and Café
3. St.Paul's Hotel
4. L'Elysee Artisan Café and Patisserie
5. Tesco Express
6. Pizza Express
7. Hand & Flower
8. The Queens Head
9. El Toro Restaurant
10. The Cumberland Arms
11. Virgin Active
12. Bill's Restaurant
13. Pentolina Restaurant
14. Betty Blythe Teashop
15. Popeseye Restaurant





*An established location for business*



Brook Green

Harrods

Virgin

Charlotte Tilbury



IMMEDIATE MEDIA CO

Bonne Maman.



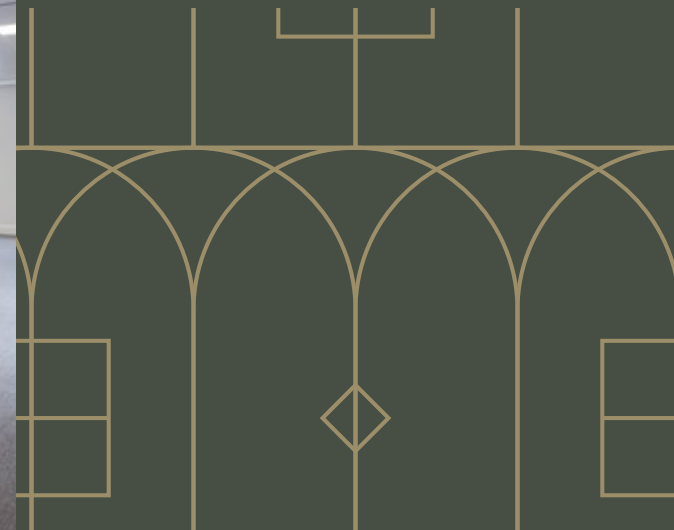
football radar



## Specification

1. 4 Pipe Fan Coil air conditioning
2. Metal suspended ceilings
3. LED lighting
4. Metal full access raised floors
5. Passenger lifts
6. New carpets
7. Excellent natural light throughout
8. On site showers
9. Bicycle parking
10. Car parking by arrangement
11. Fibre connectivity for immediate fibre access
12. Separate Bookable meeting room

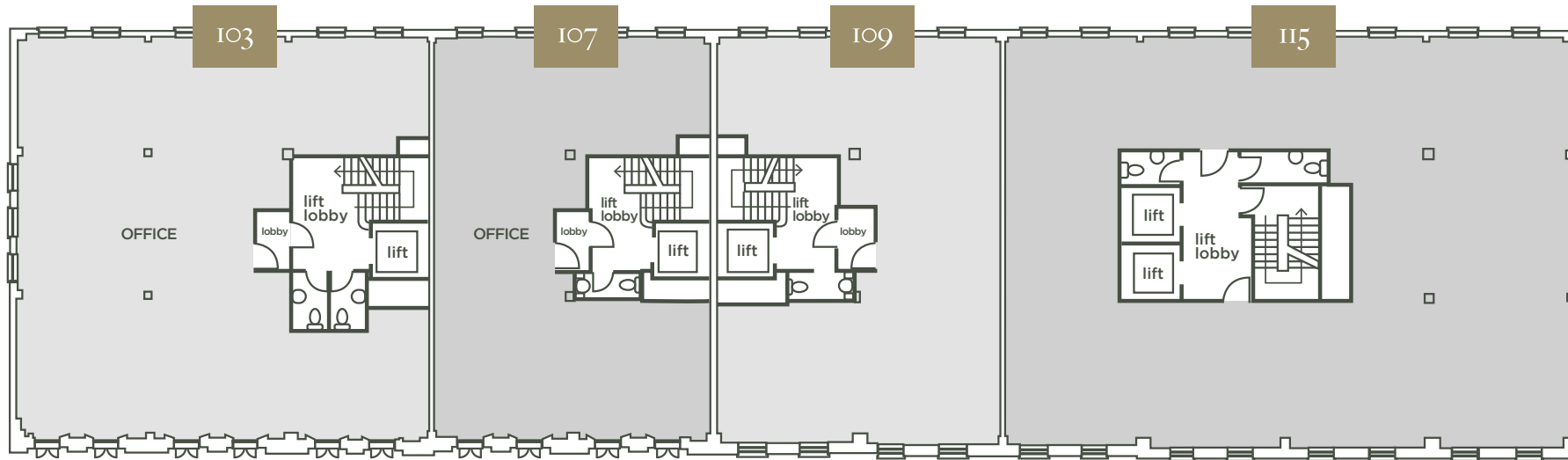
- Charlotte Terrace has been extensively refurbished to provide high quality contemporary workspace with fibre connectivity.
- Each building benefits from a brand new welcoming reception lounge ideal for informal meeting space.
- Brand new showers and a new meeting room (available to hire) has been installed for the benefit of Charlotte Terrace occupiers.







# Schedule & *Floorplans*



Floors	103	107	109	115
Third	1,500 sq f (139.3 sq m)*	1,035 sq f (96.1 sq m)*	LET	2,140 sq ft (198.8 sq m)*
Second	LET	LET	LET	2,643 sq ft (245.5 sq m)*
First	1,880 sq f (174.65 sq m)	1,200 sq ft (111.48 sq m)*	1,210 sq ft (112.4 sq m)	LET
Lower Ground	LET	1,480 sq ft (137.4 sq m)	LET	3,190 sq ft (296.3 sq m)

\* **CAT A Standard** - available now and to be upgraded with kitchens

**Terms:** Available on new lease directly from the freeholder. Rent, business rates and service charge on application



# CHARLOTTE

- TERRACE -

For further information please  
contact joint sole agents

**Mark Belsham**

mark.belsham@eddisons.com

**Tim Wilkinson**

tim.wilkinson@eddisons.com

020 3205 0200

**Eddisons**  
020 3205 0200  
eddisons.com

**Jack Realey**

jrealey@frostmeadowcroft.com

**Shaun Wolfe**

swolfe@frostmeadowcroft.com

020 8748 1200

**frost**  
meadowcroft  
020 8748 1200

[CharlotteTerrace.co.uk](http://CharlotteTerrace.co.uk)

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

