

**HYTHE
HAMMERSMITH
HOUSE**



2,000 – 22,000 SQ FT



Hythe House
200 Shepherds Bush Road,
Hammersmith
London W6 7NL

Central Hammersmith Office
Building, near Brook Green

To Let:

2,000 – 4,500 –
6,500 – 9,000 –
11,500 – 22,000 sq ft



MODERN OFFICE SPACE

Hythe House provides a highly specified, modern office building arranged over ground and four upper floors, comprising 56,280 sq ft.

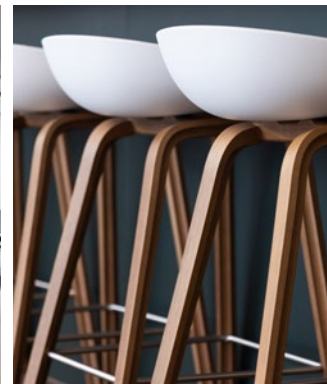


(left)
Ground Floor Space

(bottom left)
Work and Dine

(bottom middle)
Fully Furnished

(bottom right)
Ground Floor Space





MODERN OFFICE SPACE



The available space is located on the Ground, 2nd, 3rd and 4th floors.

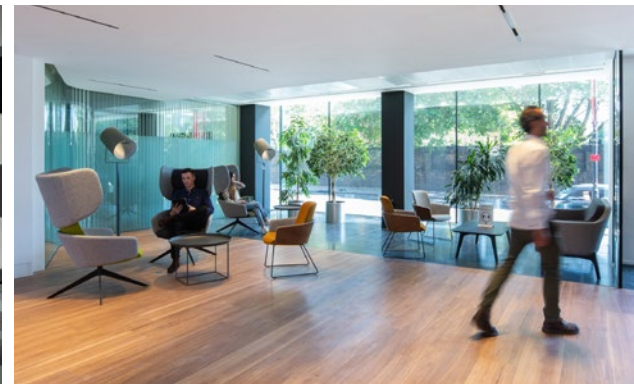
Shared areas and available floors have been extensively refurbished.

(top left)
Example Fitted Space

(bottom left)
Workspace

(bottom middle)
Locker Area

(bottom right)
Reception





MODERN OFFICE SPACE

Offices are available from a newly refurbished Cat A specification, or a fully bespoke fitted and furnished office ready for occupation with no capital expenditure for the tenant.



Ground Floor Space

MODERN OFFICE SPACE

Suites which are already fully fitted and ready for immediate occupation are available, or alternatively bespoke offices can be designed and existing fit-outs altered.





HI-SPEC REFURBISHMENT



- Air conditioning
- Exposed services
- Cycle parking
- Raised floor
- Pendant style light fittings
- Four x 600kg 8 person passenger lifts
- Car parking
- Ground floor, internal and external break-out space

(top left)
4th Floor Open Plan

(bottom left)
Showers

(bottom middle)
WC

(bottom right)
Kitchen Area





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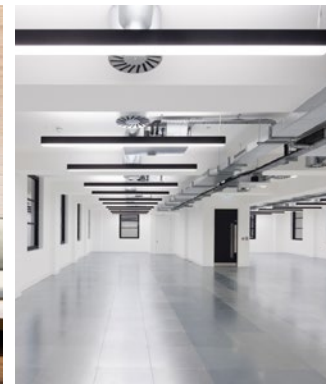
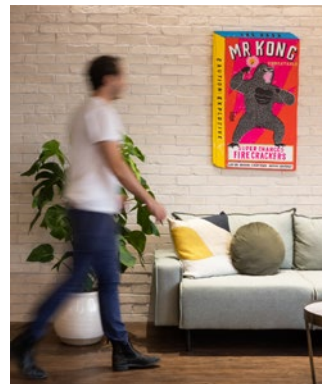


(top left)
Ground Floor Office

(bottom left)
Break-out Space

(bottom middle)
3rd Floor Open Plan

(bottom right)
Ground Floor Office





AVAILABLE SPACE

A total of 22,277 sq ft is available over 4 floors as per breakdown below:

4th floor:	6,654 sq ft
3rd floor:	8,955 sq ft
2nd floor:	2,385 sq ft
Ground floor:	4,283 sq ft

Each of the floors can also be split as per the plans. Units can also be combined to offer any size from approximately 2,000 sq ft up to 22,277 sq ft.





AVAILABLE SPACE

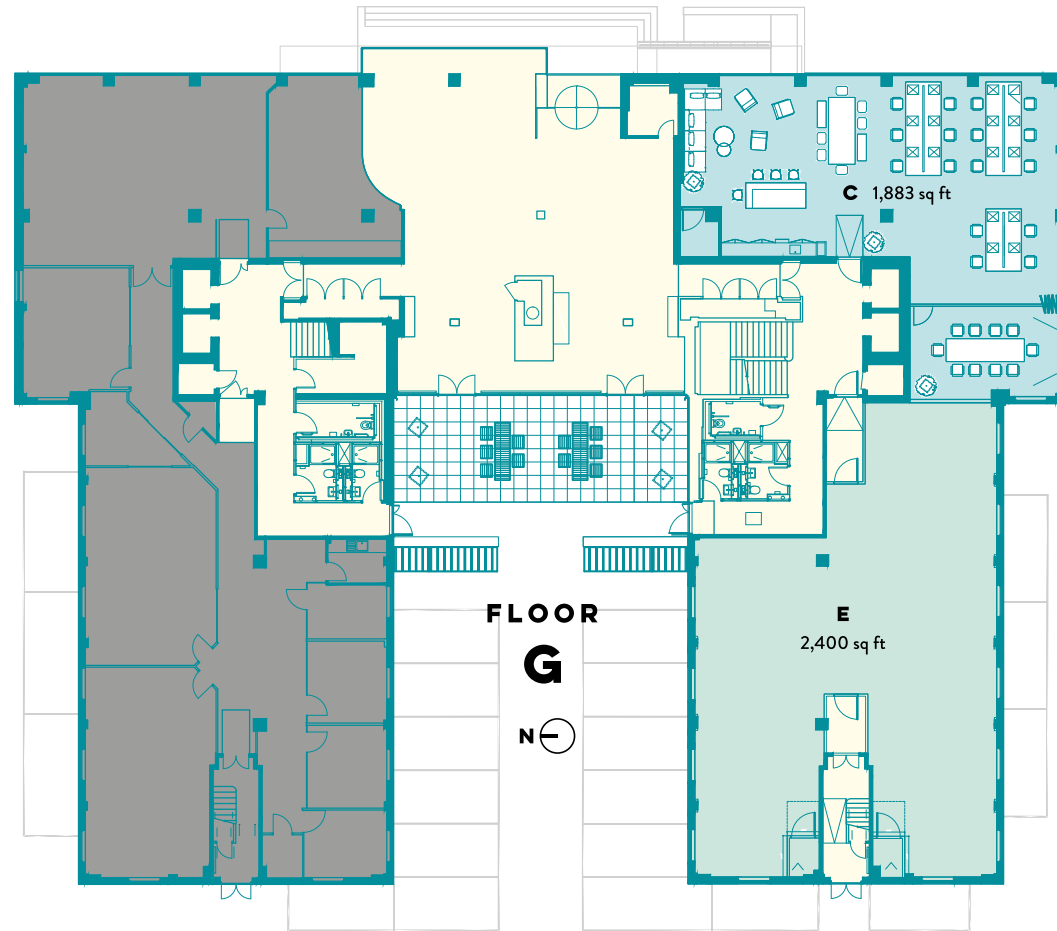


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GROUND FLOOR AVAILABILITY



GROUND FLOOR SPECIFICATION

- Unit C is fitted to provide:
 - 16 Desks/workstations
 - High table for 10 people
 - Kitchen
 - Break Out Area
 - 10 Person meeting room
- Unit E newly refurbished Cat A

SPLITS	SIZE sq ft
C	1,883
E	2,400
TOTAL	4,283

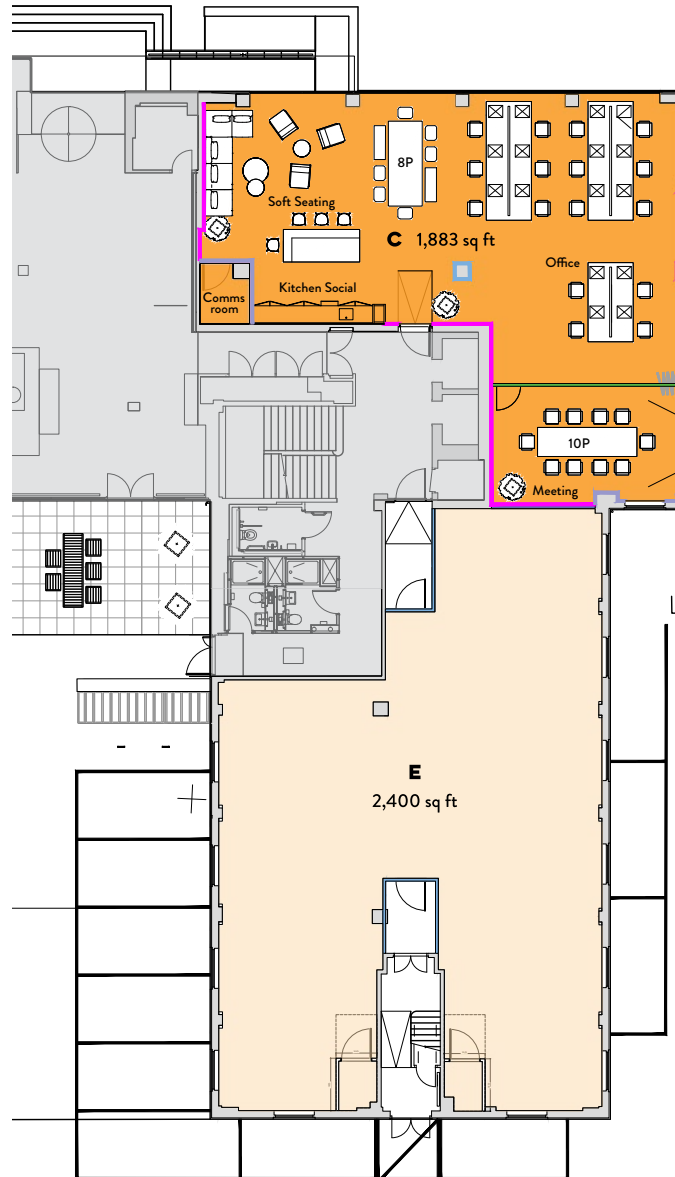
COMBINATIONS	SIZE sq ft
C+E	4,283

- Available
- Reception / Circulation
- Unavailable

GROUND FLOOR SPACE PLAN OPTIONS

GROUND FLOOR SPECIFICATION

- Unit C is fitted to provide:
- 16 Desks/workstations
- High table for 10 people
- Kitchen
- Break Out Area
- 10 Person meeting room
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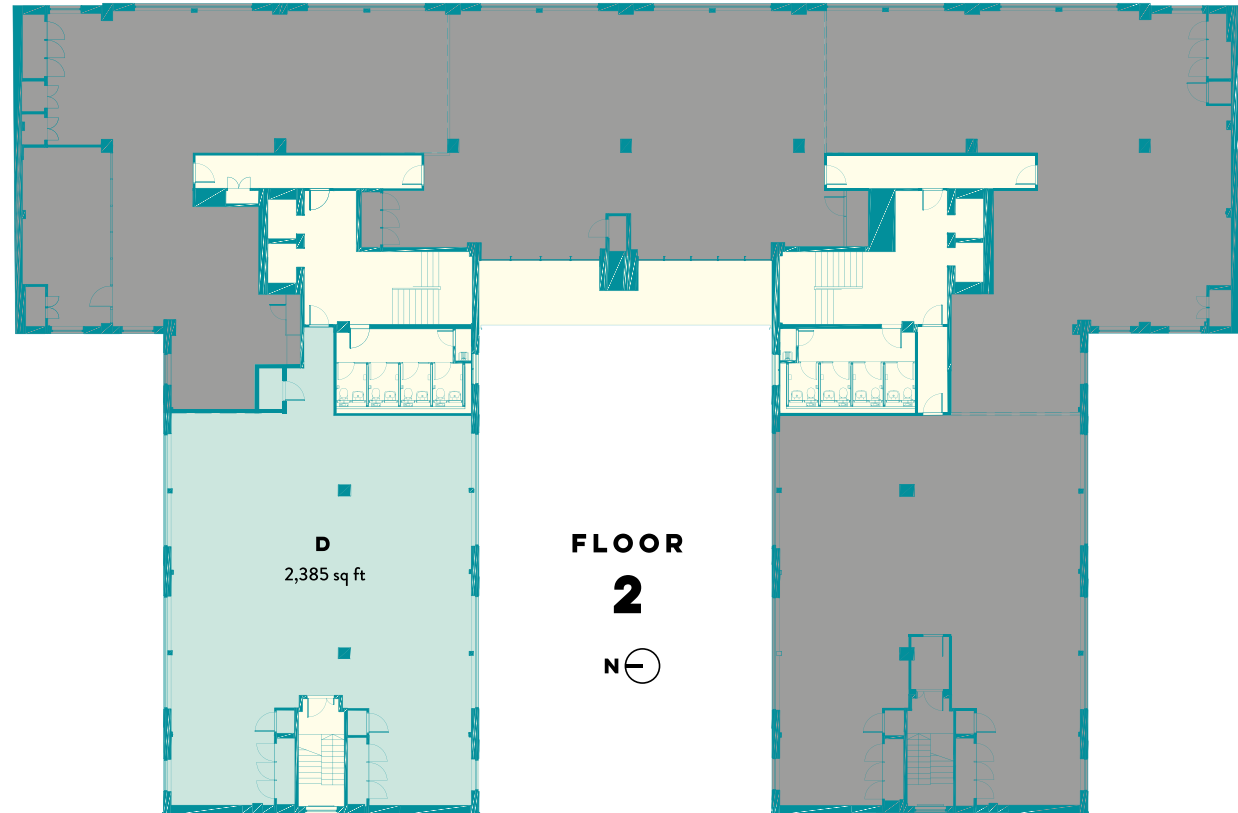
- **MARKETING SUITE**
NIA - 175sqm / 1883sqft GIA 180sqm / 1940sqft
- **CAT A**
NIA - 223sqm / 2400sqft GIA 240sqm / 2585sqft

- MARKETING SUITE**
- OFFICE 2 No. (800x1600 DESKS)**
- MEETING ROOM (10P)**
GLAZED FOLDING PARTITION BREAK OUT SPACE
- COLLABORATIVE WK TABLE & BENCHES (8P)**
- SOFT SEATING / SOFA (5P) ARMCHAIRS**
- KITCHEN SOCIAL / ISLAND SEATING (4P)**
- **GREEN MOSS WALL SYSTEM**
- **BRICK SLIP SYSTEM**
- **FEATURE PAINTED WALLS**
- **EXPOSED COLUMN**
- **PLASTERBOARD LINED COLUMNS IN WALL**
- PLANTERS & PLANTS (x7)**
- **MEETING ROOM FOLDING DOOR**
- **COMMS CUPBOARD PLASTERBOARD PARTITION**
- **FIRE RATED LOBBY PARTITIONS**
- **DEMISE SPLIT PLASTERBOARD WALL**

2ND FLOOR AVAILABILITY

2ND FLOOR SPECIFICATION

- 28 Desks/workstations
- Kitchen
- Break Out Area
- 8 Person meeting room
- 3rd Floor
- Currently newly refurbished Cat A open plan. The space can be split into the combinations shown and fitted out for an incoming tenant.



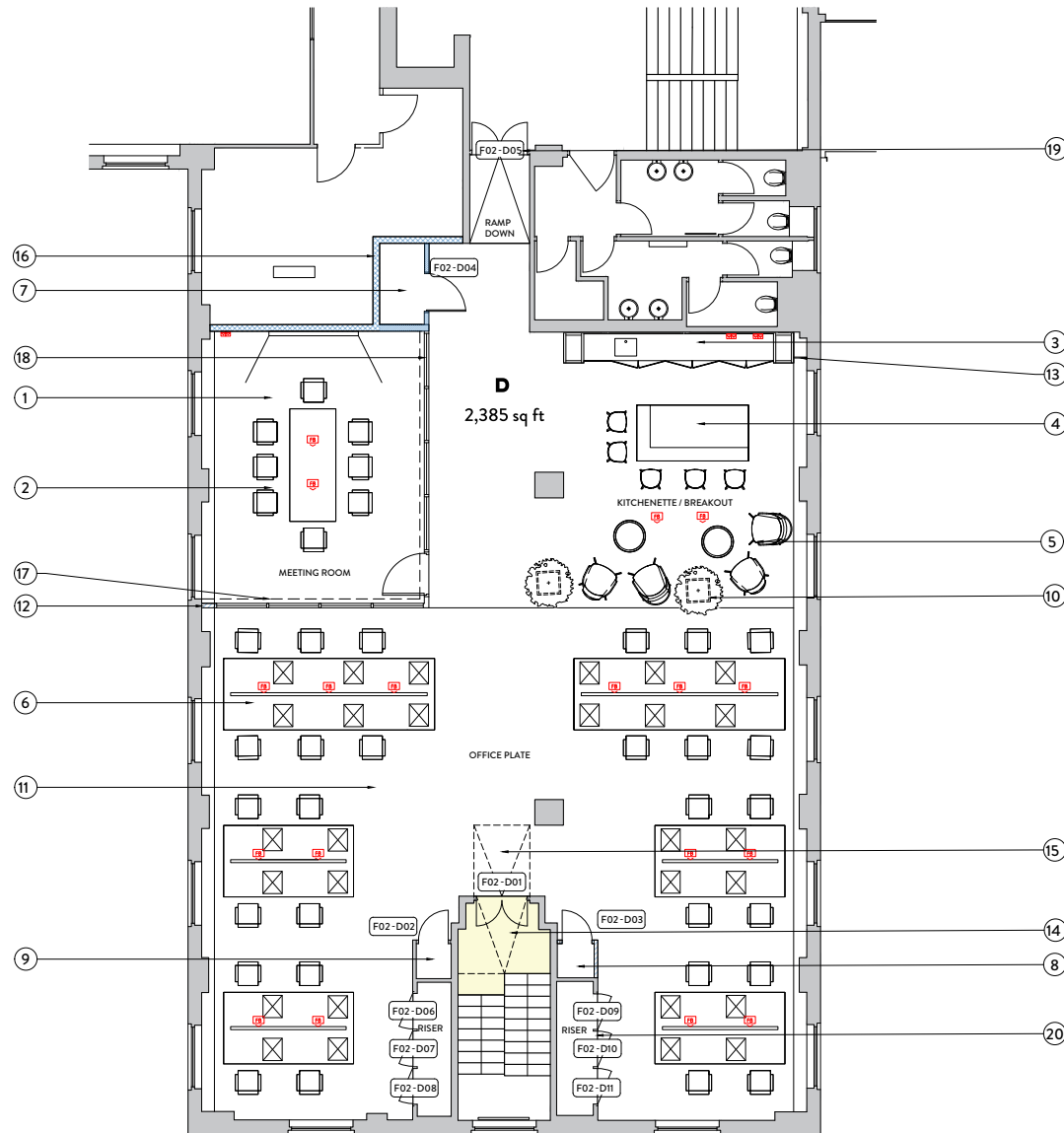
SPLITS	SIZE sq ft
D	2,385
TOTAL	2,385

- Available
- Reception / Circulation
- Unavailable

2ND FLOOR SPACE PLAN OPTIONS

2ND FLOOR SPECIFICATION

- 28 Desks/workstations
- Kitchen
- Break Out Area
- 8 Person meeting room
- 3rd Floor
- Currently newly refurbished Cat A open plan. The space can be split into the combinations shown and fitted out for an incoming tenant.



SECOND FLOOR CAT A

NIA: 2,359 Sq ft

FR FLOOR BOX
 ELECTRICAL SOCKET

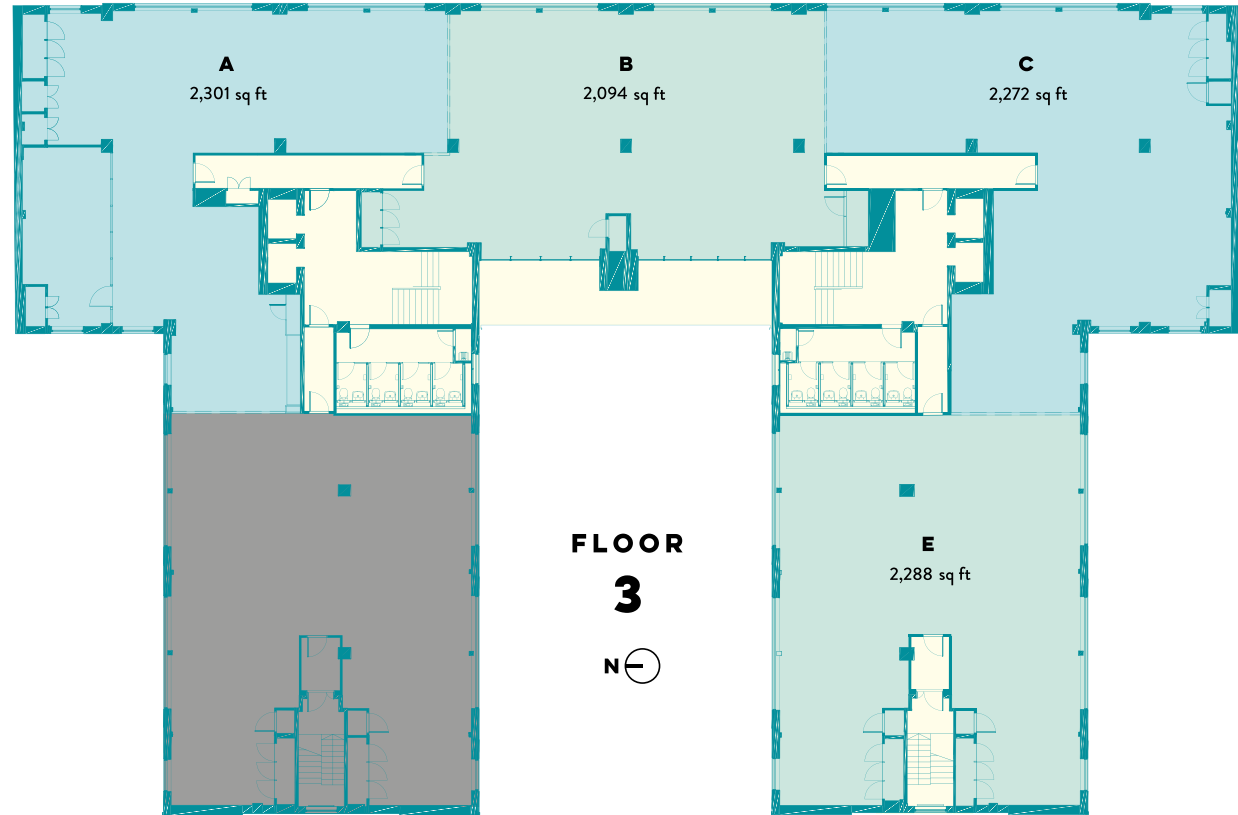
 EXISTING WALLS

 NEW WALLS

 DEMISE WALL

1. NEW CRITALL MEETING ROOM
2. NEW MEETING TABLE AND CHAIRS
3. NEW KITCHENETTE
4. NEW ISLAND SEATING AND HIGH STOOLS
5. NEW SOFT SEATING AREA
6. NEW DESKS AND CHAIRS
7. NEW PARTITIONS TO FORM NEW COMMS CUPBOARD
8. NEW CUPBOARD
9. EXISTING DISTRIBUTION CUPBOARD
10. NEW PLANTERS AND PLANTS
11. NEW FLOOR FINISHES
12. NIB TO INFILL WINDOWSILL GAP
13. PLASTERBOARD TO INFILL WINDOWSILL GAP
14. NEW RAISED ACCESS FLOORING TO STAIR LANDING ALIGN TO FIRST RISER.
15. EXISTING RAMP TO BE REMOVED AND REPLACED WITH NEW ACCESS FLOORING
16. NEW DEMISE WALLS
17. NEW CEILING BULKHEAD
18. NEW GLAZED PARTITION TO FORM MEETING ROOM
19. EXISTING DOOR TO BE CLEANED AND REPAIRED
20. ALL RISER DOORS TO BE CLEANED AND PAINTED

3RD FLOOR AVAILABILITY






3RD FLOOR SPECIFICATION

- Currently newly refurbished Cat A open plan. The space can be split into the combinations shown and fitted out for an incoming tenant.

SPLITS	SIZE sq ft
A	2,301
B	2,094
C	2,272
E	2,288
TOTAL	8,955

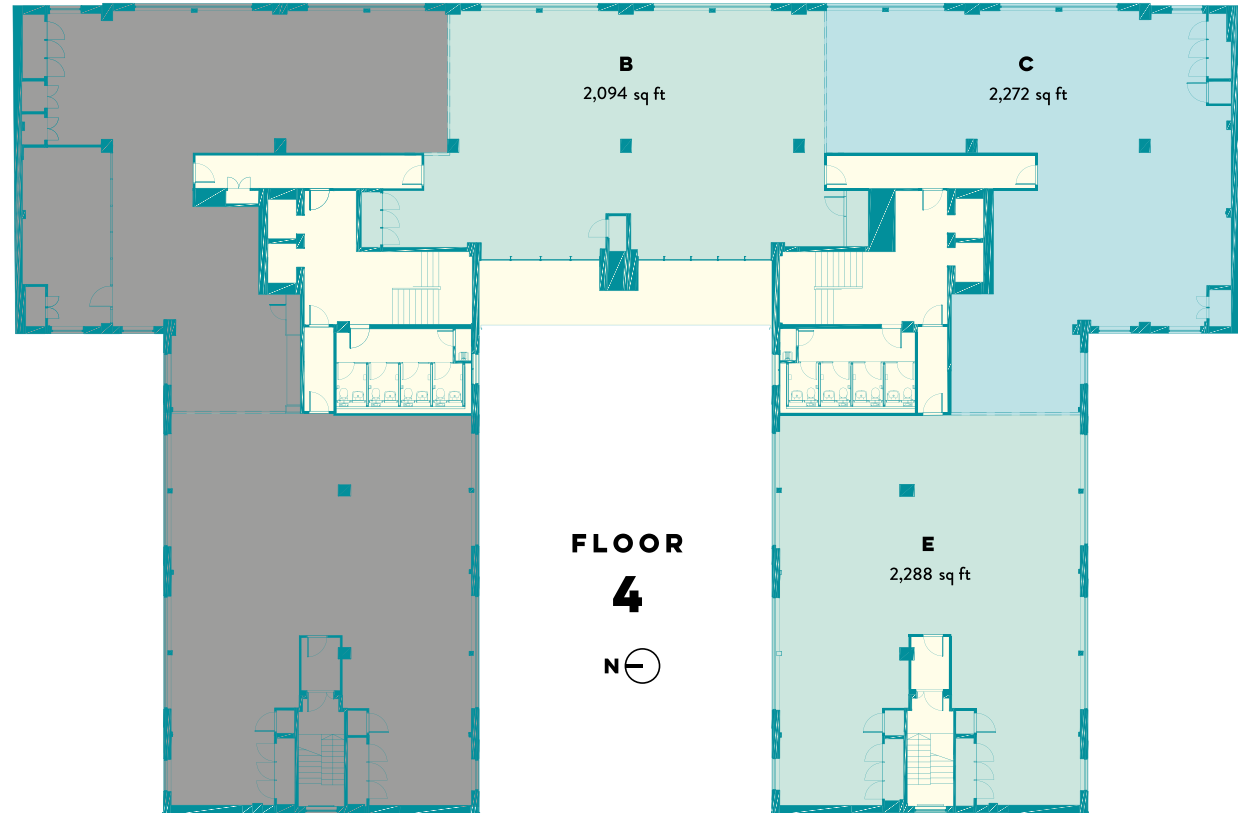
COMBINATIONS	SIZE sq ft
A+B	4,395
B+C	4,366
C+E	4,560
A+B+C	6,667
B+C+E	6,654
A+B+C+E	8,955

	Available
	Reception / Circulation
	Unavailable

4TH FLOOR AVAILABILITY

4TH FLOOR SPECIFICATION

Currently newly refurbished Cat A open plan. The space can be split into the combinations shown and fitted out for an incoming tenant.



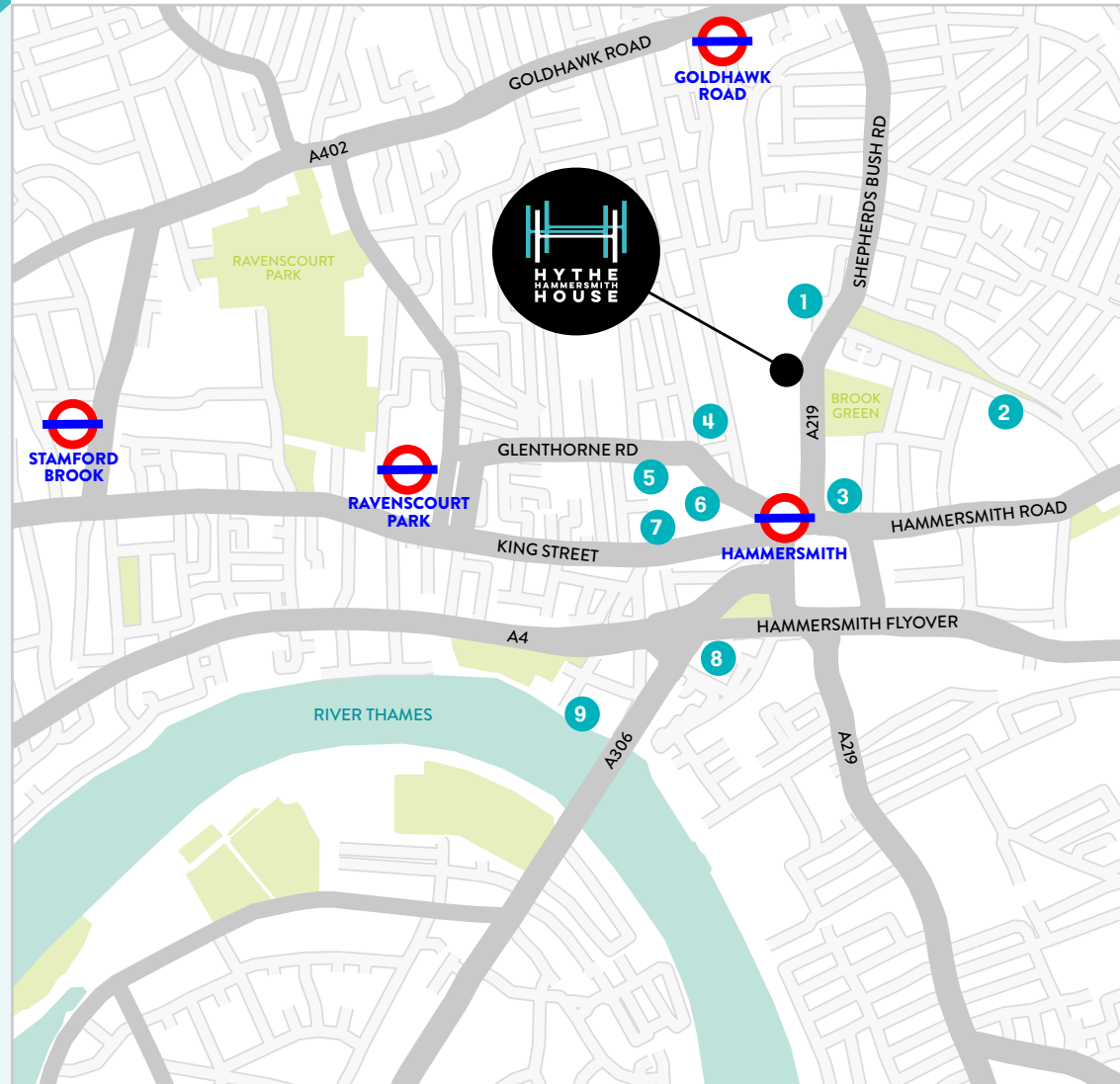
SPLITS	SIZE sq ft
B	2,094
C	2,272
E	2,288
TOTAL	6,654

COMBINATIONS	SIZE sq ft
B+C	4,366
C+E	4,560
B+C+E	6,654

- Available
- Reception / Circulation
- Unavailable



IN THE HEART OF HAMMERSMITH



- | | | |
|---------------------|------------------------|--------------------------------|
| 1 Brook Green Hotel | 4 Bills & Byron Burger | 7 Lyric Square & Lyric Theatre |
| 2 The Queens Head | 5 Stonemasons Arms | 8 3Eventim Apollo |
| 3 Cafe Nero | 6 Kings Mall | 9 Riverside Pubs |

Local Occupiers include:

- Dunnhumby
- Medidata
- Perform Group
- Creative Artist Agency
- Virgin Media
- Immediate Media Co
- Harrods - Head Office



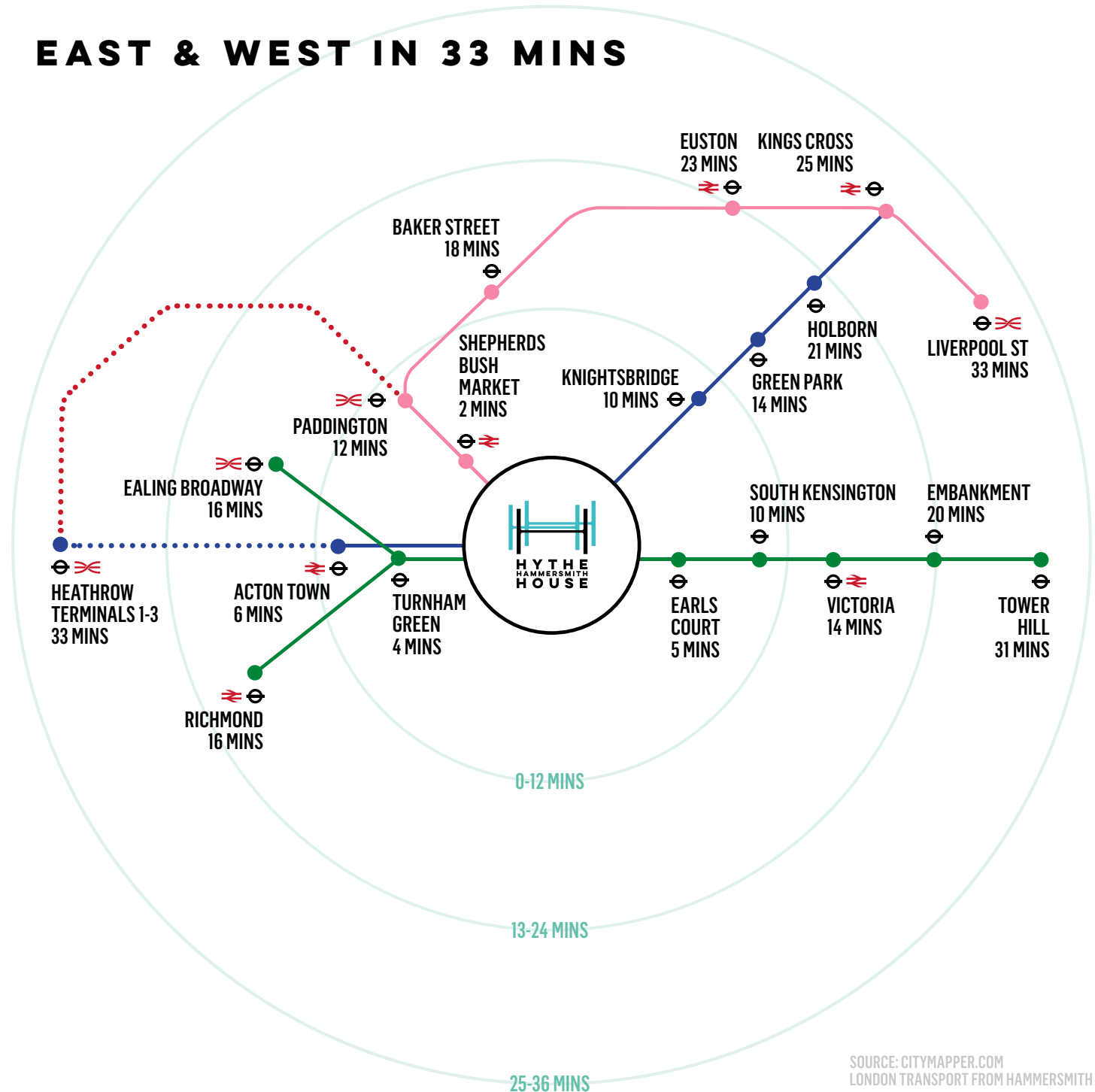
(from top)
Lyric Theatre and Square
Brook Green
Hammersmith Roundabout
Rowing on the Thames



EAST & WEST IN 33 MINS

Located approximately 3.5 miles to the West of Central London and approximately 10 miles to the east of Heathrow and the M25, Hammersmith forms the main western gateway to London. Hythe House is situated on the west side of Shepherd's Bush.

The property is a four minute walk north of Hammersmith Broadway's amenities and transport interchange with a prominent frontage to Shepherd's Bush Road. Underground lines include Piccadilly, District, Circle and Hammersmith & City.



RIVERSIDE LIFE

Hammersmith Broadway is a four minute walk away. The Riverside is also a short walk, offering scope to combine work and recreational activity throughout the day.



Hammersmith Bridge (top left)
The Old Ship (top right)
Hammersmith Creek (bottom left)
The Dove beer garden (bottom right)





CONTACT

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London W6 7NL



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jrealey@frostmeadowcroft.com

020 8748 1200

RENT

£45 per sq ft

RATES

£17.70 per sq ft approx rates payable, to be confirmed with local authority

SERVICE CHARGE

Approx. £9.20 per sq ft

TERMS

Available on a new lease direct from Landlord

SPECIFICATION

Offices are available from a newly refurbished Cat A specification to a fully bespoke fitted and furnished office ready for occupation with no capital expenditure for the tenant