

# 80 HAMMERSMITH ROAD

KENSINGTON OLYMPIA W14 8UD

**MODERN OFFICES**  
2,600 - 7,000 sq ft  
up to 23,435 sq ft  
**SHORT FLEXIBLE**  
**TERMS AVAILABLE**



76 HAMMERSMITH ROAD  
OFFICE SPACE  
**TO LET**  
8,000 - 49,000 SQ FT  
020 7009 2300



**Well Located** 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.

## Public transport connections

Barons Court Station 0.3 miles      7 mins walk  
(District & Piccadilly lines)

Kensington Olympia Station 0.4 miles      9 mins walk  
(District line & Overground)

Hammersmith Station 0.5 miles      10 mins walk  
(Hammersmith & City and Circle lines)



## The new Olympia London

Yoo Capital and Deutsche Finance recently redeveloped the 133-year-old Olympia London on site into an arts, entertainment, events and creative business quarter. The 14-acre site will include:

- 1,500 seat theatre
- A 1,000 seat performance arts venue
- A four-screen cinema
- Two hotels, restaurants and cafes
- 550,000 sq ft of creative office space
- 2.5 acres of new public space

The £1 billion project scheduled to complete in 2025.



- OCCUPIERS**
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. Virgin Active





# SPACE



1<sup>st</sup> floor fitted space



## Available space

FLOOR	SIZE SQ FT	SIZE SQ M
1 <sup>st</sup> Fitted Space	2,654	246.5
2 <sup>nd</sup>	6,927	643.5
3 <sup>rd</sup>	6,927	643.5
4 <sup>th</sup>	6,927	643.5
<b>TOTAL</b>	<b>23,435</b>	<b>2,177</b>

1<sup>st</sup> floor fitted space

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## Specification

- Air-conditioning
- Full raised access floor
- Metal tile suspended ceiling
- New WC's
- Full time receptionist & security
- Secure on site cycling parking
- 2 x Passenger Lifts
- Secure underground parking
- Commissionaire
- 24-Hour Access
- New shower & changing facilities



1<sup>st</sup> floor fitted plan

## Description

The available suites offer large open floorplates with extensive natural daylight and high ceilings combining to create a highly attractive working environment.

## Rent

£20 per sq ft

## Rates

£17.96 per sq ft approximately 2023/24, to be confirmed with local authority.

## Service Charge

£13.75 per sq ft for 2023/24

## Terms

Available on new lease direct from landlord.

## EPC

Rated C (65)

**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. Brochure September 2023

## Contacts

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