

20

BROADWAY
STUDIOS

20 HAMMERSMITH BROADWAY
LONDON W6 7AF



Nando's

Nando's

broadway studios

WINGWING
WORLD FEROUS KRISPY CHICKEN

Ladbrokes

BEAT ON



LOCATION

AN OFFICE DESTINATION RIGHT AT THE CENTRE OF HAMMERSMITH

Hammersmith has fast become the dominant office area for West London. It is only a few miles to the West End and less than 10 miles to Heathrow airport.

Excellent transport links including 4 different tube lines: District, Piccadilly, Circle and Hammersmith & City Lines, Hammersmith bus interchange, as well as the A4/M4 make Hammersmith the first choice for many of the world's most recognised companies.



1 minute
walk to Hammersmith underground

12 minutes
to Paddington International

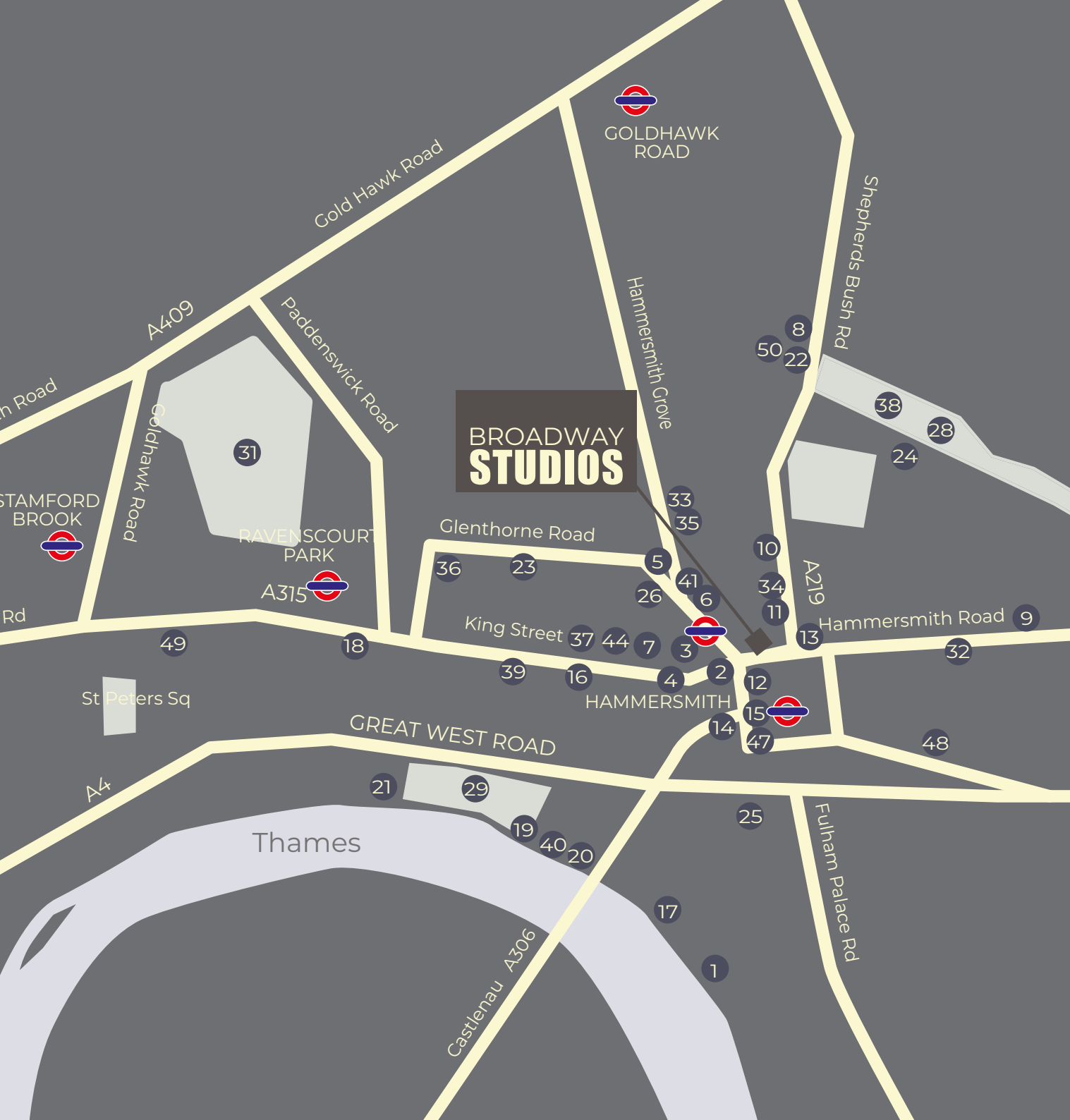
20 minutes
to the West End

30 minutes
to London Heathrow Airport via tube, similar via road on A4/M4

M4, 5 minutes
to the 4/M4 is just moments away connecting you to central London out the west & Heathrow

CONNECTIVITY





AREA

EVERYTHING IN ONE PLACE.
SHOPPING, RESTAURANTS
& CULTURE.

LOCAL BUISNESSES
INCLUDE DISNEY, GE,
UKTV, FOX INTERNATIONAL
CHANNELS, AND VIRGIN
MEDIA.

RESTAURANTS

- 1 The River Café
- 2 Amoret Specialty Coffee
- 3 Blanche Eatery
- 4 La Petite Bretaagne
- 5 Alma
- 6 Bill's
- 7 Lyric Bar & Grill
- 8 Kerbisher & Malt
- 9 Suzu Japanese Tapas Bar
- 10 Wagamamas
- QUICK BITES
- 11 Joe & the Juice
- 12 Paul
- 13 Café Nero
- 14 Café Nero
- 15 Tesco

BARS

- 16 Hammersmith Ram
- 17 The Blue Boat
- 18 The Hampshire Hog
- 19 Rutland Arms
- 20 Blue Anchor
- 21 The Dove
- 22 Smith's Cocktail Bar
- 23 The Stonemasons Arms
- 24 The Queen's Head

CULTURE

- 25 Eventim Apollo
- 26 Lyric Hammersmith
- 27 Olympia London
- Places of Interest
- 28 Brook Green
- 29 Furnival Gardens
- 30 Queen's Club
- 31 Ravenscourt Park

GYM & FITNESS

- 32 Virgin Active Gym
- 33 Fitness First
- 34 PureGym
- 35 Boom Cycle
- 36 State of Mind Fitness
- 37 Frame gym
- 38 Brook Green Tennis
- Courts & café
- 39 Lumi Power Yoga
- 40 Auriol Kensington
- Rowing Club
- 41 Rebel
- Hammer0smith

SHOPPING

- 42 Westfield
- 43 Hammersmith Street Market
- 44 Turners Florists
- 45 Kings Mall
- 46 IKEA
- 47 Broadway Shopping Centre
 - Costa
 - Krispy Kreme
 - Leon
 - Mcdonalds
 - Pret a manger
 - Starbucks
 - Wasabi

HOTELS

- 48 Novotel
- 49 Premier Inn
- 50 Brook Green Hotel

STRIVING FOR EXCELLENCE

WE STRIVE TO PROVIDE BEST OFFICE SPACES WITHIN A SUSTAINABLE COMMERCIAL BUILDING



FEEL GOOD

Nurturing well-being at work

SOCIAL

breakout areas and local public spaces



POP UP MARKET

pop-up markets to food stalls, outdoor screenings to charity challenges, year round in Lyric Square



SUSTAINABLE

Low energy or green facilities, access to recycling

EPC





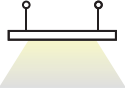





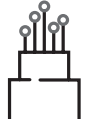

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THE WELCOME

A WELCOMING RECEPTION & BREAKOUT AREA. ON ENTERING THE BUILDING YOU FIND LIGHT BRIGHT SPACE LOADED WITH AMENITIES...

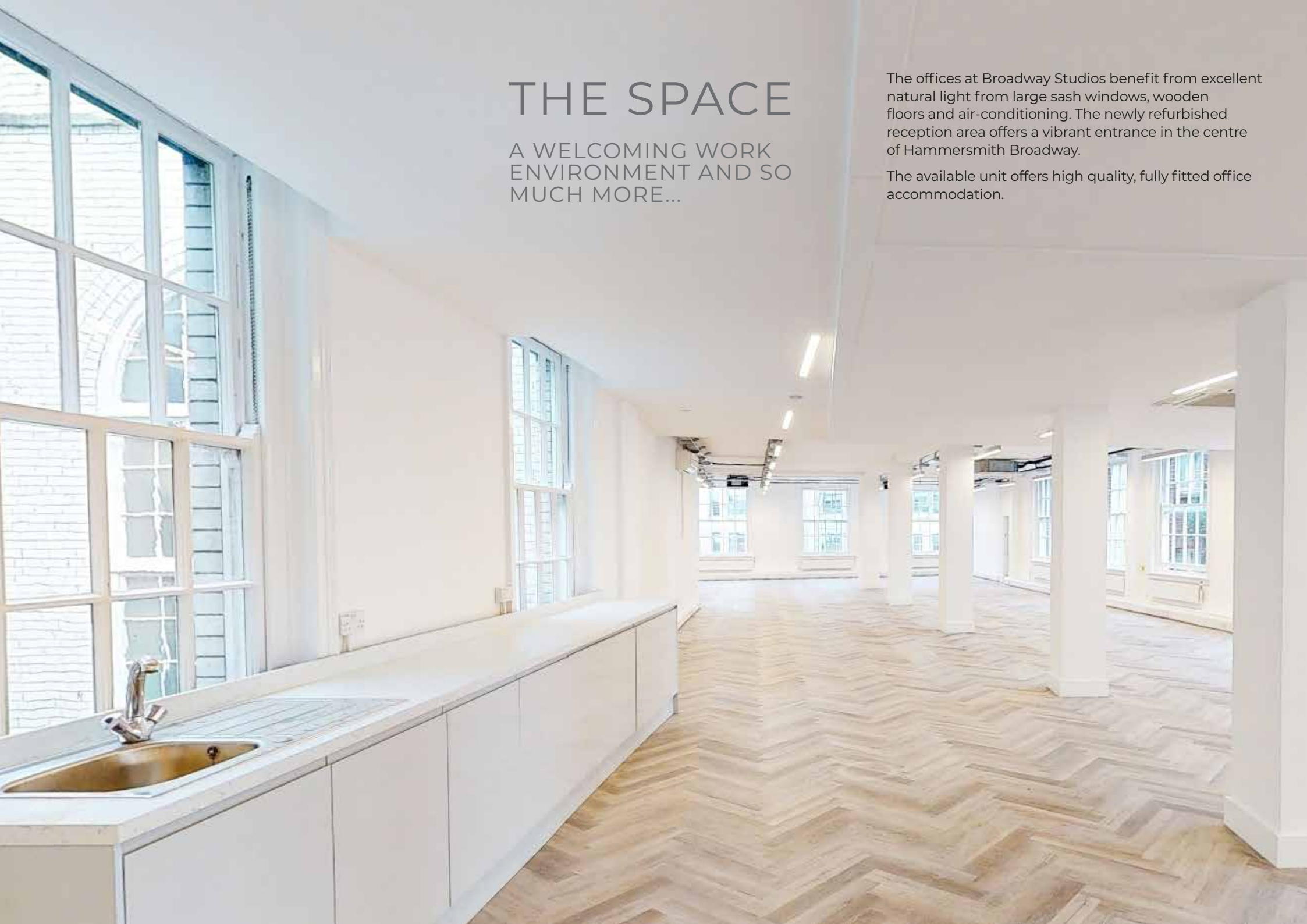
-  Air conditioning
-  Kitchenette
-  Showers & WCs
-  Lift access
-  LED lighting
-  Ready to occupy
-  Solid wood floor
-  Open plan
-  Receptionist & Caretaker
-  Fantastic natural light
-  Hyperoptic Fibre throughout
-  CCTV monitored security

THE SPACE

A WELCOMING WORK
ENVIRONMENT AND SO
MUCH MORE...

The offices at Broadway Studios benefit from excellent natural light from large sash windows, wooden floors and air-conditioning. The newly refurbished reception area offers a vibrant entrance in the centre of Hammersmith Broadway.

The available unit offers high quality, fully fitted office accommodation.

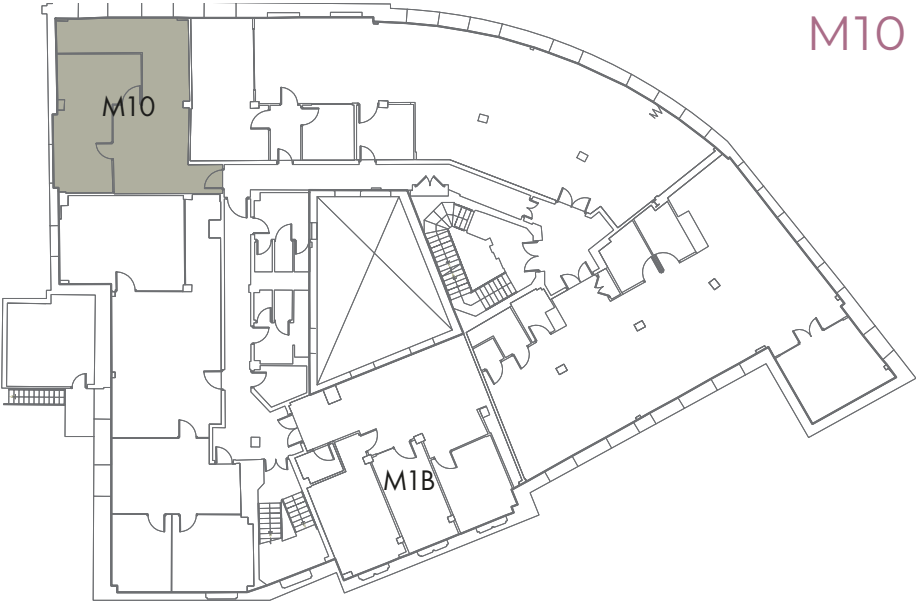


AVAILABLE

FLOOR	VIDEO TOUR	SIZE SQ FT	SIZE SQ M
Mezzanine M10		642	59.67
1st Floor (1.04)		1,546	143.62
1st floor (1.09)	Click to view	1,824	169.45

OFFICE SUMMARY M10

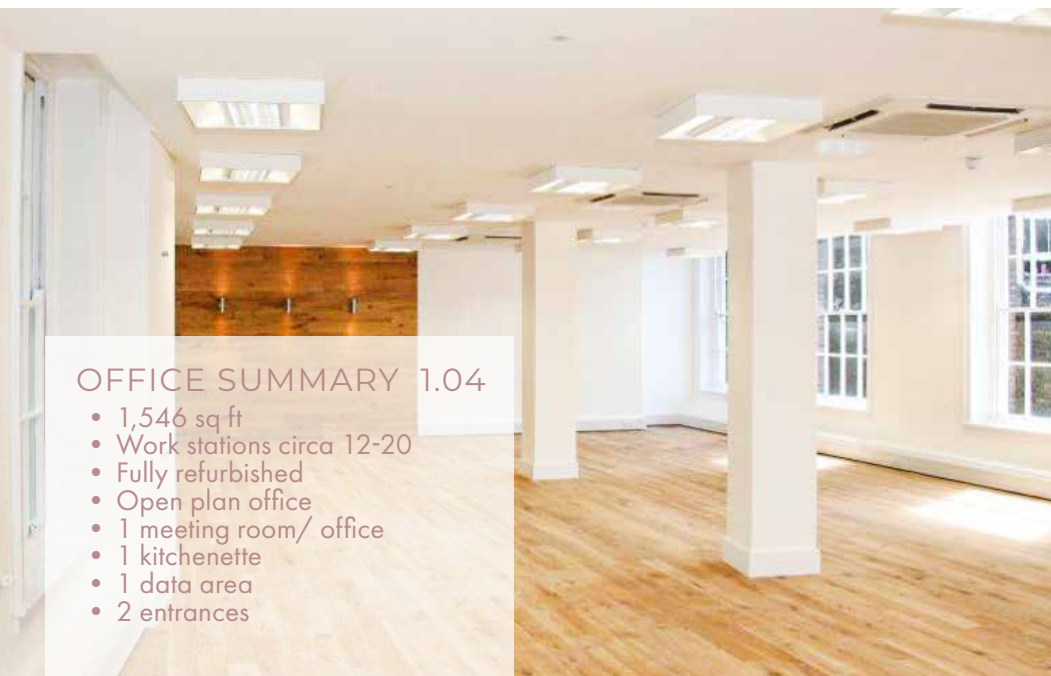
- 642 sq ft
- work stations circa 4-10
- Open plan office
- 1 seperate office/ meeting room
- Server area
- Shared kitchenette





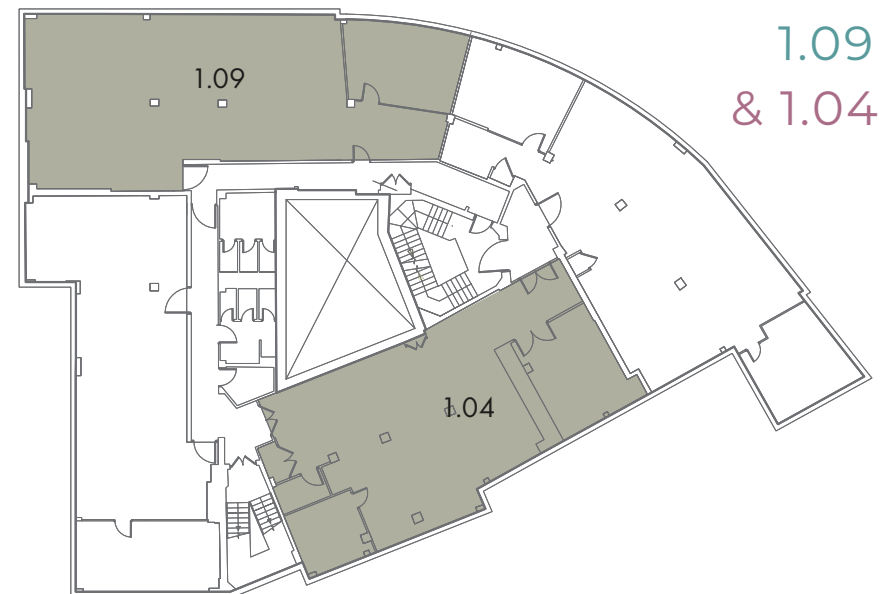
OFFICE SUMMARY 1.09

- 1,824 sq ft
- Work stations circa 15-25
- Fully refurbished
- Open plan office
- 1 meeting room/ office
- 1 kitchenette
- 1 data area
- 2 entrances



OFFICE SUMMARY 1.04

- 1,546 sq ft
- Work stations circa 12-20
- Fully refurbished
- Open plan office
- 1 meeting room/ office
- 1 kitchenette
- 1 data area
- 2 entrances



THE DETAIL

RENT

£46.50 per sq ft

RATES

Approximalty £19 per sq ft, to be confirmed with the VOA

SERVICE CHARGE

£8.73 per sq ft

TERMS

Available on a new lease direct from the landlord on flexible and long term basis.

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