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PADDENSWICK ROAD  
Hammersmith, W6 0UB

2,620 sq ft  
(243.4 sq m)

TO LET

Ground floor premises to suit offices, health fitness, workshop storage, nursery, specialist last mile delivery and all Class E uses.





## DESCRIPTION

The accommodation is over the entire ground floor of this period building at the front which is attached to a large single storey studio building to the rear.

The space in the front building is 601 sq ft on the ground floor and the rear studio is 2,019 sq ft so we have a totalling of 2,620 sq ft of net useable area.

The combined external areas extend to roughly 2,500 sq ft.



## LOCATION

The building is situated opposite the extensive green space of Ravenscourt Park at the northern end of Paddenswick Road close to its junction with Goldhawk Road.

## FEATURES

- Good natural light
- Car Parking
- High level of physical security throughout
- Private rear courtyard
- Front patio garden area / additional parking space

ACCOMMODATION	2,620 sq ft
RENT	£65,500 per annum (£25 per sq ft)
TERMS	The property is offered on a new lease direct from the freeholder
RATES	Rateable Value £39,750 equating to rates payable of approx. £7.50 per sq ft / £19,835 pa (2021/22). To be confirmed with Local Authority
EPC	D (79) rating

## CONTACT

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## GROUND FLOOR PLAN

