



Broadway Studios, Hammersmith Broadway, Broadway Chambers, 20 Hammersmith Broadway, London, W6 7AF

Bright, well-presented office with excellent natural light, private office/meeting room, and superb connectivity throughout!

Key Points

- On-site daytime Receptionist and Caretaker
- Solid wood flooring
- Air-conditioning
- Excellent natural light
- CCTV monitored security
- Open plan offices
- Lift access
- Hyperoptic Fibre

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Summary

Available Size	1,371 sq ft
Rent	£46.50 per sq ft
Rates Payable	£19 per sq ft
Service Charge	£8.73 per sq ft
Total	£74.23 per sq ft
VAT	Applicable
EPC Rating	Not applicable

Description

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.

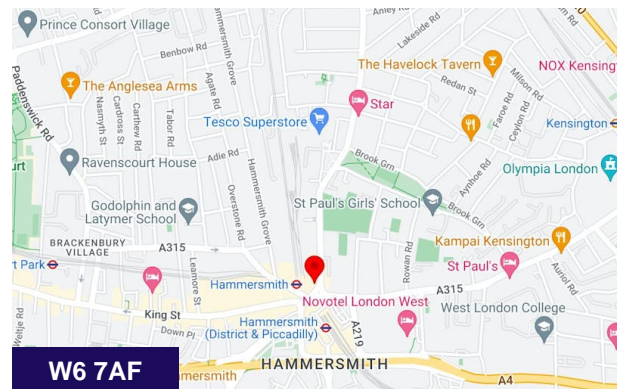
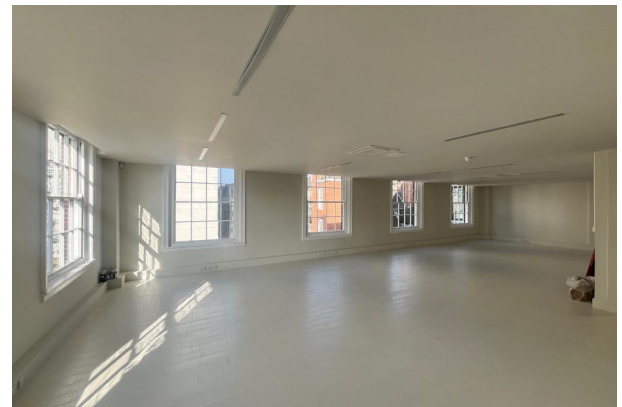
Location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable	Service charge	Total /sq ft	Availability
Mezzanine - M10	642	59.64	£40	£19 /sq ft	£8.73 /sq ft	£67.73	Under Offer
1st - 1.09	1,824	169.46	£46.50	£19 /sq ft	£8.73 /sq ft	£74.23	Under Offer
2nd - 2.03	1,371	127.37	£46.50	£15 /sq ft	£8.50 /sq ft	£70	Available
Total	3,837	356.47	£44.33			£70.65	



Get in touch



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Net Internal Area

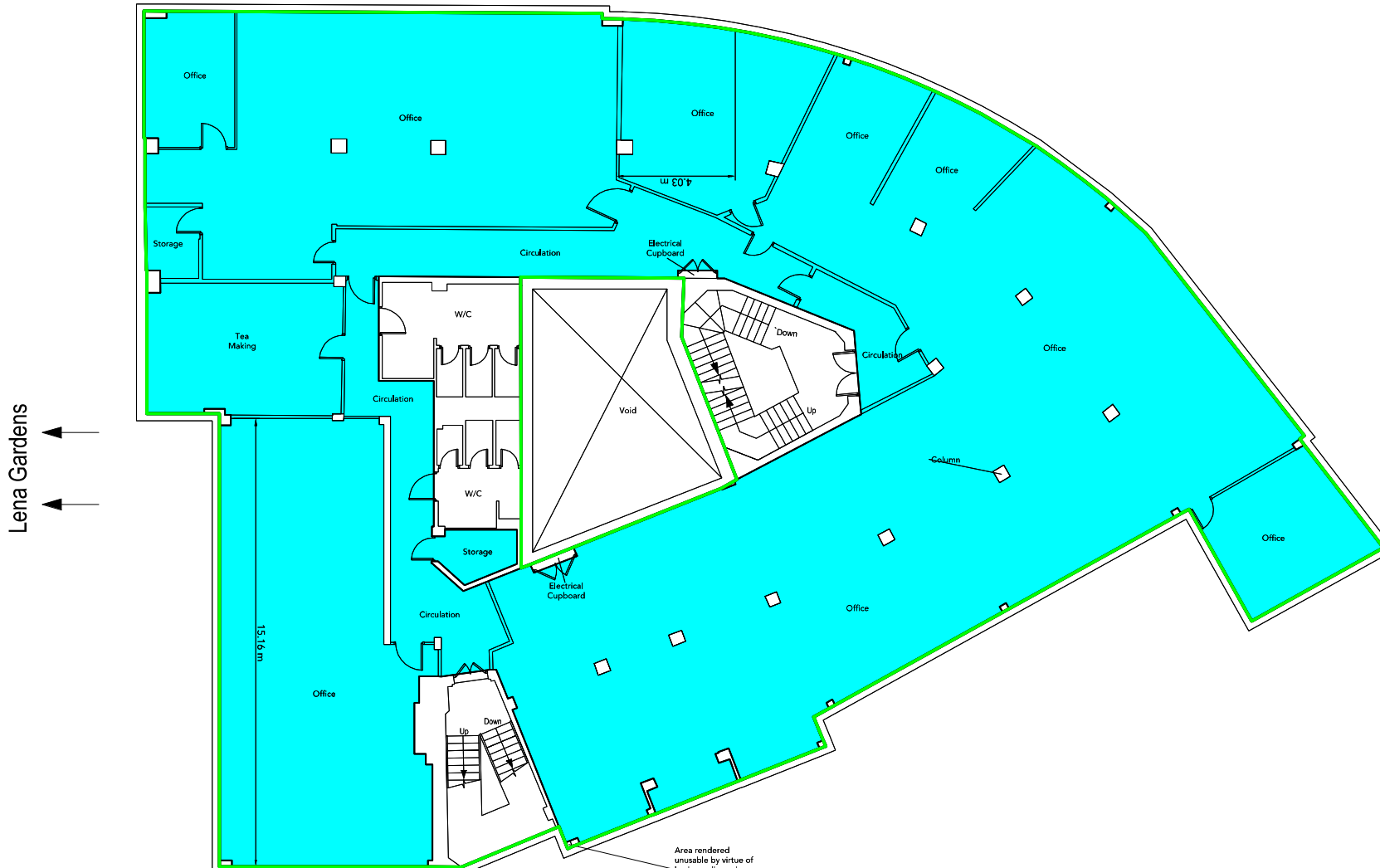
NIA Office	686.47 m ²	7,389 ft ²
Total NIA:	686.47 m²	7,389 ft²

Areas excluded from the NIA - 04 Second

Columns 17	4.71 m ²	51 ft ²
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Gross Internal Area

GIA	776.49 m ²	8,358 ft ²
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Lena Gardens

Hammersmith Road

Area rendered unusable by virtue of having a dimension between opposing faces of less than 0.25m. [3.20]

Beadon Road

Scale 1:150 @ A3



PROJECT	Broadway Studios 14-26 Hammersmith Broadway W6 7AF		
DRAWING TITLE	Second Floor Plan		
SCALE	1: 150 @ A3		
Area Measurement Report			
DRAWN BY	AM	DATE OF INSPECTION	27/07/2022
QA ASSESSOR	JA	DRAWING NO.	10117254_A1
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