



OFFICE UNIT CLOSE TO HAMMERSMITH BROADWAY
TO LET FROM £17,250 TO £36,750 PER ANNUM
123 KINGS STREET, HAMMERSMITH, LONDON W6 9JG





- FIRST & SECOND FLOOR UNIT APPROX. 1150 SQ.FT (107 SQ.M) TO 2450 SQ.FT (228 SQ.M)
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.2 MILES FROM HAMMERSMITH BROADWAY CENTRE
- CLASS E

Location

The property is located on the east side of Kings Street, Hammersmith. King Street is a vibrant through road and is home to a diverse array of national traders including Lloyds Bank, Marks & Spencer, JD Wetherspoons, Sainsburys and Boots. It is well-served by transport routes, including the A4/M3, and is a 6-minute walk (0.3 miles) from Hammersmith Broadway and a 6-minute walk (0.3 miles) Ravenscourt Park Underground (District Lines).

Description

The property is arranged over first floor and second floors with both properties benefiting from substantial natural light due to the sizeable, glazed windows and has WCs in common parts and a kitchenette. First floor is open plan and rectangular in shape, allowing for efficient space usage. The second has glass partition walls which provides transparency and privacy allowing natural light to flow while offering sound insulation and visual separation.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £35,750; however interested parties should make their own enquiries.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Unit	Sq M	Sq FT	Service Charge Per SQ.FT.	Rent
First Floor	121	1300	£11,158 (£8.58 Per SQ.FT.)	£19,500
Second Floor	107	1150	£8,351 (£7.26 Per SQ.FT.)	£17,250
Total	228	2450	£19,509	£36,750

Local Authority

London Borough of Hammersmith & Fulham.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Legal

Each party to bear its own legal costs.

N.B

Each floor is self contained and can be let separately.

VAT

The property has been elected for VAT, so it shall be charged upon the rent.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



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Viewing

By appointment only via landlord's joint agents Willmotts - 0208 748 6644.

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