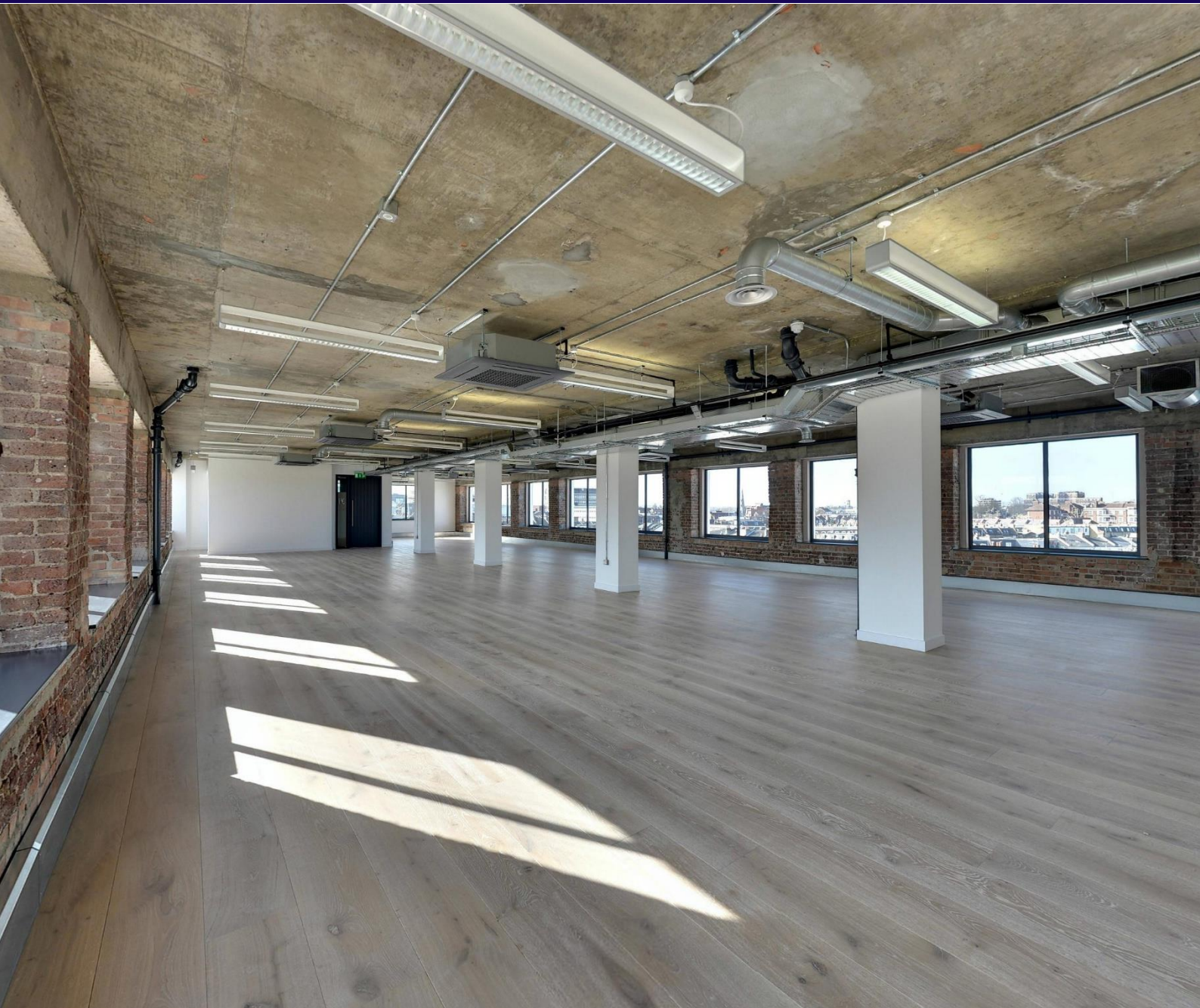


020 3205 0200

eddisons.com

E class- LOFT Offices - TO LET

Eddisons



The Aircraft Factory 100 Cambridge Grove Hammersmith London W5 0LE

Rent £55 per sq ft pa

**Suite 2.1 5,177sq ft
(481 sq m)IPMS 3**

- Converted Factory
- Great views and light
- Garden campus scheme
- Wood floors, Brick walls, exposed services

LOCATION

The Aircraft Factory is in central Hammersmith bordered by Shepherd's Bush to the north, Kensington to the east, Chiswick to the west and Fulham to the south and is one of Hammersmith's most successful and sort after multi let office schemes.

Hammersmith is one of west London's key commercial and employment centres and a transport hub for west London, with two London Underground Stations.

Access London Heathrow in less than 40 minutes either directly via the Piccadilly Line, or a short car journey along the M4.



Landscaped grounds

Wi Fi to common areas

Events and social drinks

Scheme App

Showers

Bike parking and bikes available to borrow

Immediate phone / data connectivity with 1GB high speed internet, subject to terms

Car parking and EV charging points by arrangement



DESCRIPTION

Originally the site of the Alliance Airplane Company Ltd, The Aircraft Factory is a converted factory structure with full ceiling heights that provides a campus office environment with on-site coffee bar (Cable & Co) and break out areas.

ACCOMMODATION

The available suite is situated on the second floor and accessed via two passenger lifts and a staircase.

The premises are refurbished and offered in open plan. Fitted options are also available.

Suite 2.1 IPMS3 Office 5,177 sqft (481 Sq M)



AMENITIES

24/7 access and security

Onsite coffee Bar

For more information, visit eddisons.com
020 3205 0200

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

TERMS

A new FRI lease for a period by arrangement held outside the security of tenure and compensation provisions of the landlord and Tenant Act.

RENT

£55 per sq ft per annum exclusive payable quarterly in advance.

RATES

In LB Hammersmith & Fulham

RV £211,000

Estimated rates payable are £22.25 per sq ft. All interested parties to check directly with the council as to the amount payable.

SERVICE CHARGE

Esitimate £12.60 per sq ft

TIMING

Immediate on completion of legal formalities

VAT

Will be charged in addaiton

LEGAL COSTS

Each party pays own leagl costs

EPC

C - 64

PLANNING

E class office

VIEWING

Further information and inspections are available via the landlords' joint sole agents

CBRE

Dom Clarke 07766 721 036
Dom.clarke@cbre.com

Eddisons **(020) 3205 0200**

Mark Belsham (07973) 372698
mark.belsham@eddisons.com

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