



COLET COURT

100 HAMMERSMITH ROAD
HAMMERSMITH, W6 7JP

TO LET
9,095 sq ft
9,275 sq ft
18,370 sq ft

Office or medical suites
within the 'E' use class.





COLET COURT



LOCATION

Colet Court is located on the north side of Hammersmith Road close to its junction with Brook Green. The Olympia Exhibition centre is a 5-minute walk to the east and Hammersmith Broadway is 6 minutes' walk to the east.

TRANSPORT

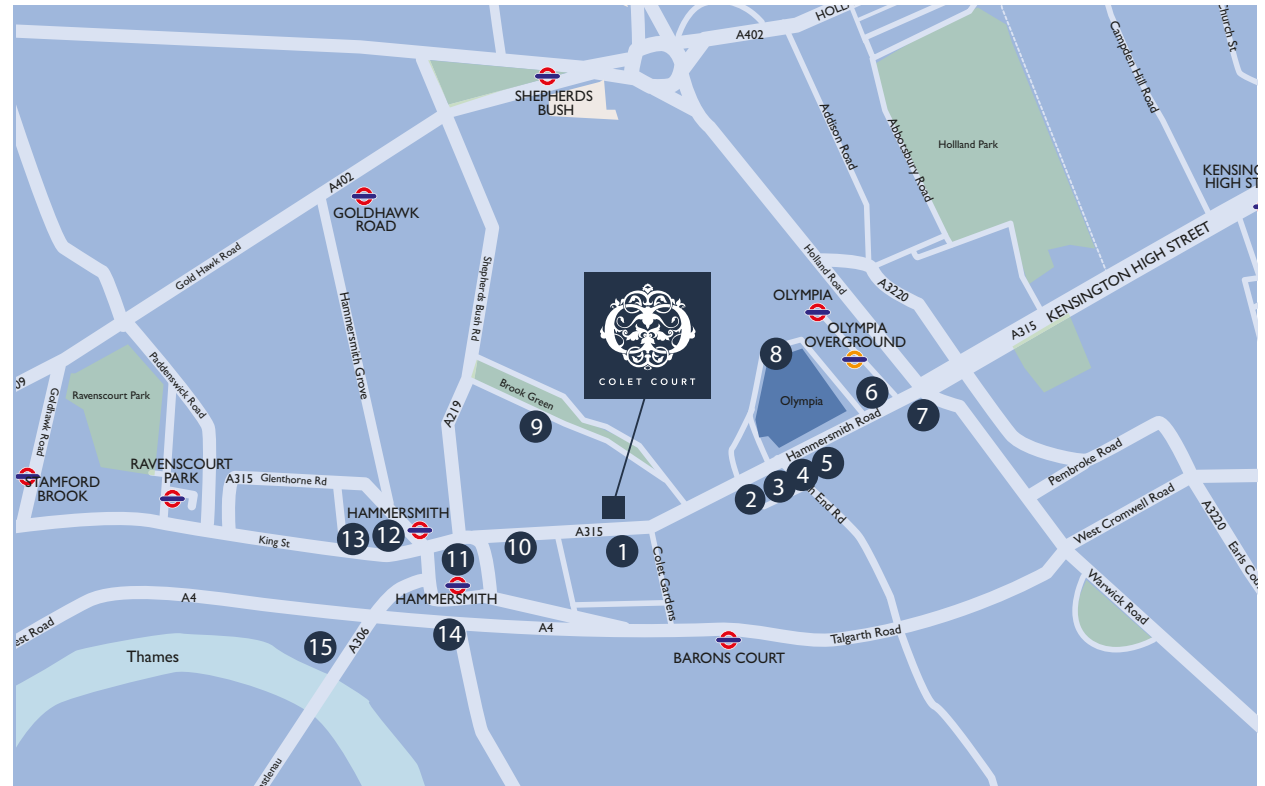
HAMMERSMITH Underground station (Piccadilly, District, Circle and Hammersmith & City Lines) is 6 minutes' walk to the west.

KENSINGTON OLYMPIA Overground for Willesden Junction and Willesden Junction to the north and Clapham Junction for Gatwick to the south. The A4/M4 for central London, the M25 and the west is just south of the property.



AMENITIES

1. St. Paul's Hotel
2. Pret a Manger
3. L'Elysee Artisan Café & Patisserie
4. El Toro Restaurant
5. Tesco Express
6. Pizza Express
7. Hand & Flower
8. The Printworks Health Club
9. The Queens Head
10. Virgin Active
11. Broadway Shopping Centre
12. Lyric Theatre
13. Kings Mall Shopping Centre
14. Eventim Apollo
15. Riverside Pubs





ABOUT

Colet Court is a refurbished office building that was a former 19 Century former school with listed status, featuring a variety of different office styles to suit small to medium-sized businesses as well as larger companies. Offering larger single contemporary floorplates to the rear of the building and modern converted period accommodation to the front, behind the original facade.



All the offices feature air-conditioning as well as concierge-style reception and 24-hour security. It is arranged over 6 floors and comprises converted period accommodation in the front section behind the original facade, with a modern office extension to the rear.

In the core between the two wings are 3 lifts and WCs and showers.



COLET COURT

AMENITIES

Air-conditioning

On-site car parking

Raised floors

Feature lighting & suspended ceilings
with recessed lighting

Reception /Concierge & 24hr security

Refurbished reception & common parts
male, female toilets & showers

3 lifts

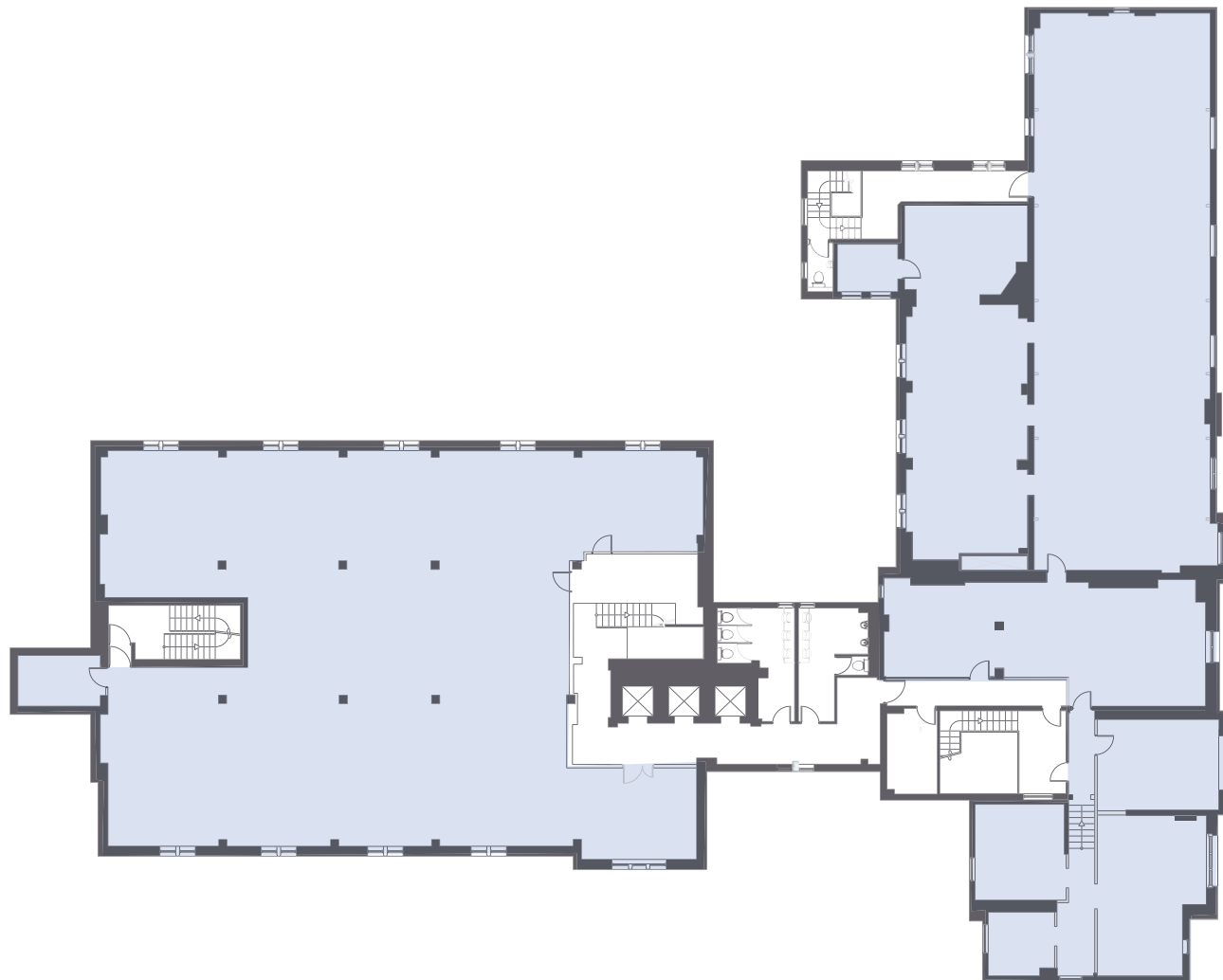
Fully carpeted

EPC D



SPACE

1st & 2nd floor



ACCOMMODATION

FLOOR	WING	PART FLOOR SQ FT (SQ M)	FLOOR TOTALS SQ FT (SQ M)	RATES PER SQ FT
2nd floor	period wing	-	9,095 (844.95)	£21.04 per sq ft
	contemporary wing	-		
1st floor	period wing	-	9,275 (861.67)	£17.80 per sq ft
	contemporary wing	-		
TOTAL	-	-	18,370 (1,706.62)	

Outside: On-site car parking for cars, motorcycles, and bicycles



COLET COURT

CONTACT US

RENT

£32.50 per sq ft

SERVICE CHARGE

Capped at £10 plus RPI

RATES

Range between £15 to £21 per sq ft 2021/22,
to be confirmed with local authority

TERMS

Flexible on leases on terms to be agreed.

EPCs

Rated D

Misrepresentation Act
1967: These particulars
are believed to be correct
but their accuracy is not
guaranteed and they do not
form part of any contract.
Unless otherwise stated, all
prices and rents are quoted
exclusive of VAT.
Brochure November 2021

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