

BUILDINGS 1 and 2 HAMMERSMITH STUDIOS 55A YELDHAM ROAD HAMMERSMITH LONDON W6 8JF

OFFICES TO LET

**Two buildings 2,456 sq ft and 3,165 sq ft
TOTAL 5,621 SQ FT
Plus courtyard car parking**



LOCATION

Hammersmith Studios are situated in this secure private gated mews on the north side of Yeldham Road which runs east off Fulham Palace Road.

Hammersmith Broadway underground station (Piccadilly, District and Hammersmith and City lines) is situated within an 8/9 minute walk and the A4 / M4, M25 and Heathrow are easily accessible from this location.

For more information visit eddisons.com
T: 020 3205 0200

A great variety of cafes, restaurants and shops are available on Fulham Palace Road.



Building One Approx 3,165 sq ft

DESCRIPTION

Hammersmith Studios is situated behind electric gates that give access to a secure courtyard. The premises come with on-site parking.

Approximately 4 years ago extensive refurbishment works were undertaken to both buildings including the following:-

LED Lighting
Cooling
WC's
Shower
kitchen

Perimeter trunking with fitted power.
Wooden floor
Electric gates
On site car parking
Secure Cobbled courtyard

Please note all photographs on these particulars were taken in 2019 following the refurbishment.

The premises are currently let and the existing tenant has carried out some partitioning works. The landlord or existing tenant will carry out works to the premises once they fall vacant.

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T: 020 3205 0200

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Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS



Above and below Building One



LEASE

The premises are available on a new FRI lease directly from the freeholders. The landlords will consider a letting of the buildings together or individually. There is currently a ground floor opening that links building one and two internally.

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Building One Shower

ACCOMODATION

Approximate net internal floor areas

Building One

First Floor	Approx	1,195 sqft	
Ground floor	Approx.	1,970 sq ft	
TOTAL	Approx.	3,165 sq ft	Available Now

Building Two

Mezzanine	Approx	471 sq ft	
Ground Floor	Approx	1,985 sq ft	
TOTAL	Approx	2,456 sq ft	Available Now

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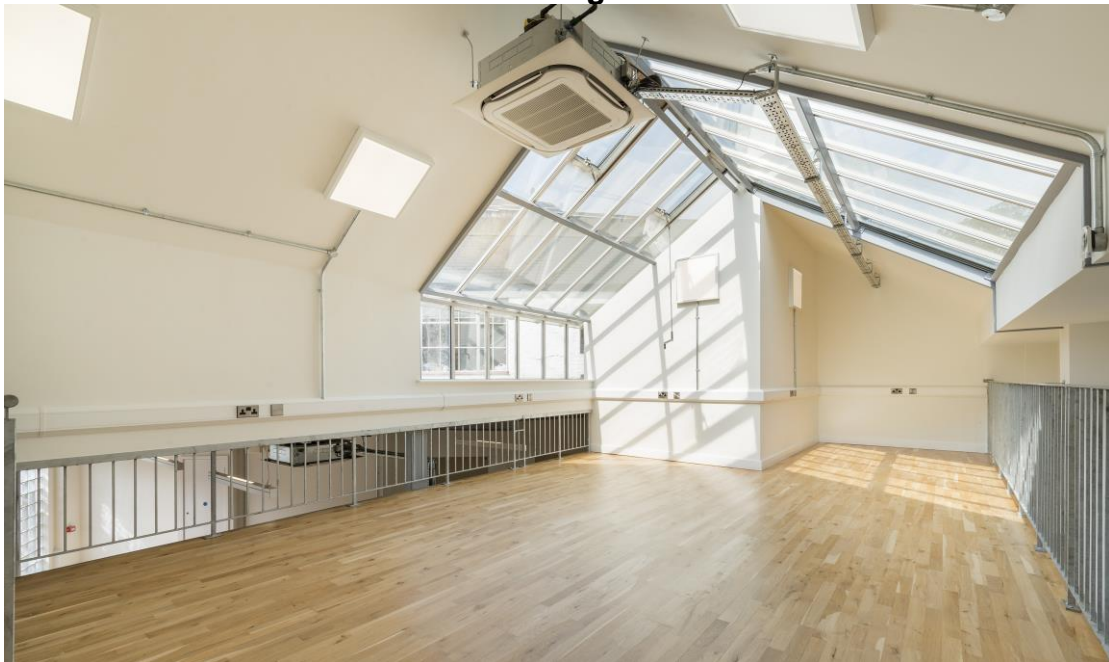
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Building Two



Mezzanine Level Building 2

RENT

£35.00 per sq ft per annum exclusive.

We are advised the premises are **NOT VAT** registered.

Parking available at £2,000 per annum pax per space

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[BUSINESS RATES with 2023 RV and Payable levels to April 2024](#)

Building 1 Ground floor

RV Workshop and Premises £50,000 **Rates Payable: £26,600 (£13.50 psf)**

Building 1 First Floor

RV Workshop and Premises £25,750 **Rates Payable £13,699 (£11.46 psf)**

Building 2

RV Workshop and Premises £33,000 **Rates Payable £17,556 (£7.14 psf)**

Please note the above information has been obtained electronically and we strongly recommend all interested parties verify this information directly with the London Borough of Hammersmith and Fulham **0208 748 3020**.



[SERVICE CHARGE AND PARKING](#)

The estate charge is estimated at approx. £2.00 per sq ft per annum plus insurance and water rates. Parking is available at £2,000 per annum exclusive per space.

[FLOOR PLANS](#)

Available upon request

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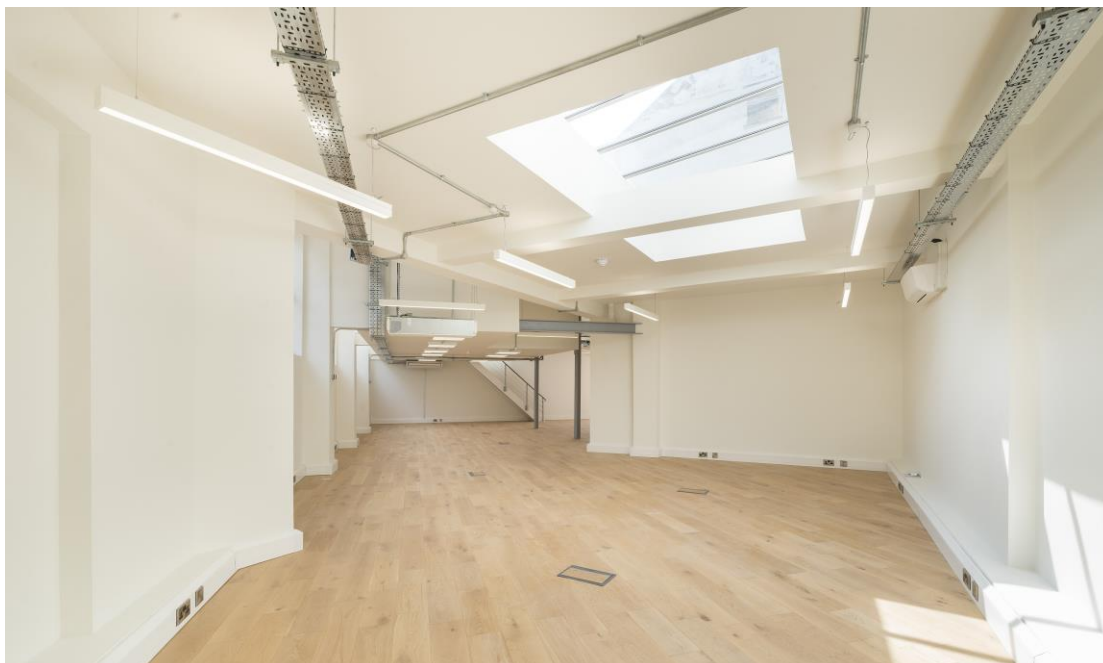
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ENERGY PERFORMANCE CERTIFICATE (EPC)

Building One -- BAND B-34

Building Two -- BAND B-32



Building 2 fantastic natural light



Building 2 Kitchen with integrated dishwasher plus loos and shower

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VIEWINGS

By appointment through sole agents

Eddisons 020 3205 0200

Tim Wilkinson 07973 302 814

Mark Belsham 07973 372 698

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