

## HAMMERSMITH – UNIT 2, 1-15 KING STREET



- **PROMINENT CLASS E UNIT TO LET**
- **100% PRIME LOCATION**
- **ADJACENT TO HAMMERSMITH TUBE STATION**

### Location

The premises are situated in a 100% prime location on the south side of King Street, in the block between Hammersmith Broadway and IKEA's Livat scheme.

Nearby occupiers include **Boots, M&S, H&M, TK Maxx, Superdrug, IKEA, Greggs, Paul, Joe & The Juice, Farmer J, Starbucks, Pret a Manger, Tortilla and Caffé Nero.**

### Description

The premises comprise a well configured, open plan Class E unit arranged over ground and basement floors. The property benefits from protruding blade signage externally as part of the shop front.

We estimate the following Gross Internal Areas:

### Accommodation

Ground Floor:	1,228 sq ft	106.84 sq m
Basement	999 sq ft	92.8 sq m

### Lease Terms

The premises are available on a new (Ex Act) effective FRI lease, with the lease term to be agreed, subject to obtaining vacant possession.

### Rent

Rental offers in excess of **£150,000 per annum** exclusive are invited.

### Business Rates

Rateable value (From April 2026): £94,500

For business rating information visit: [www.voa.gov.uk](http://www.voa.gov.uk)

### EPC

EPC available on request.

### Legal Costs

Each party to pay their own legal costs.

Further Information:

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T 07714 145 932

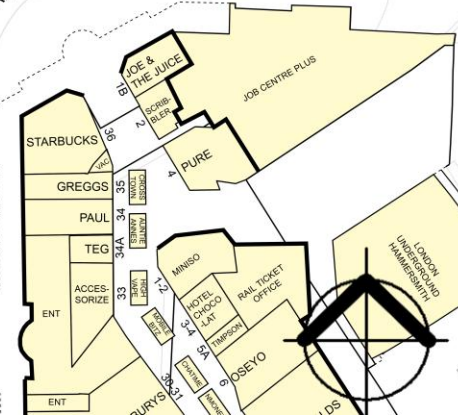
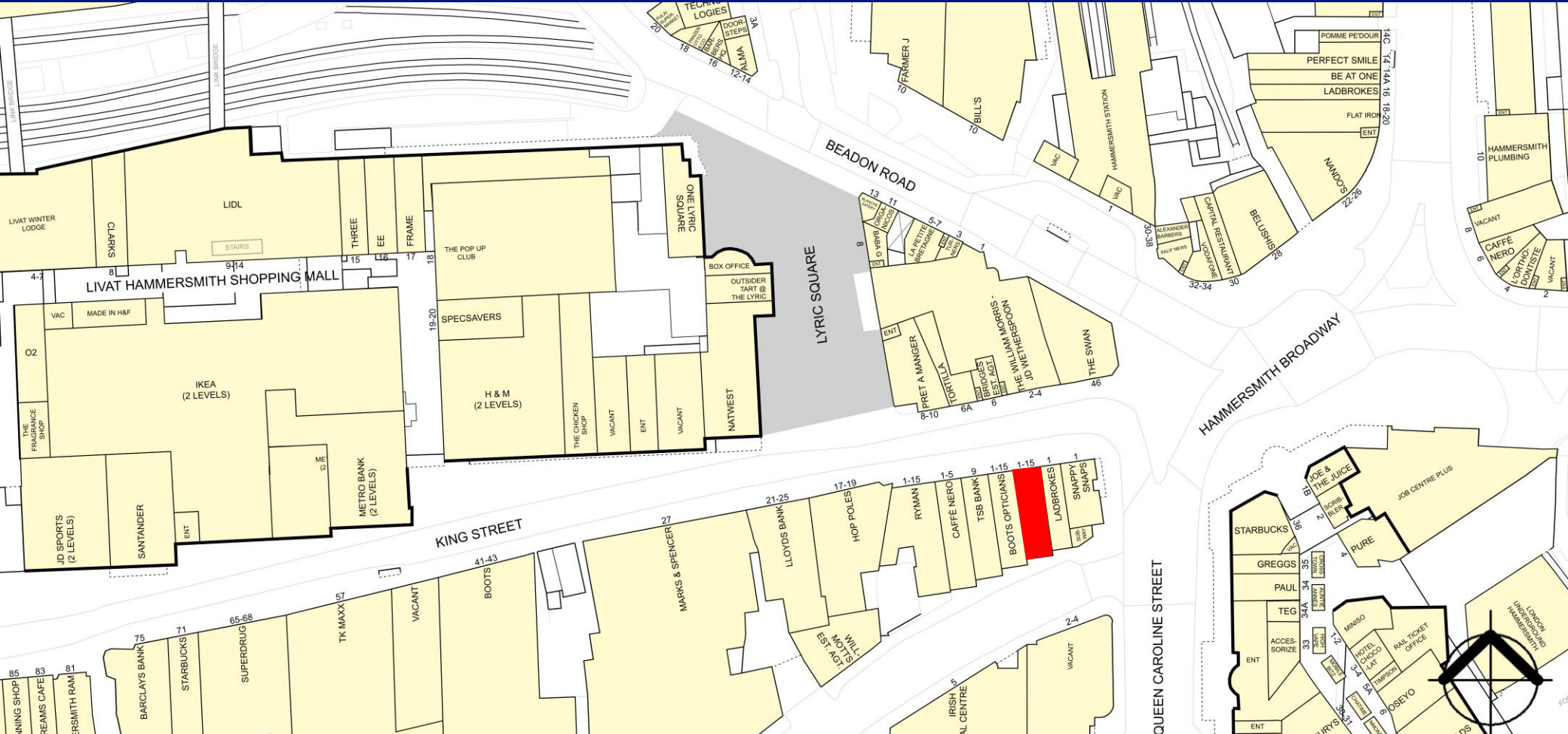
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