



HAMMERSMITH ROAD

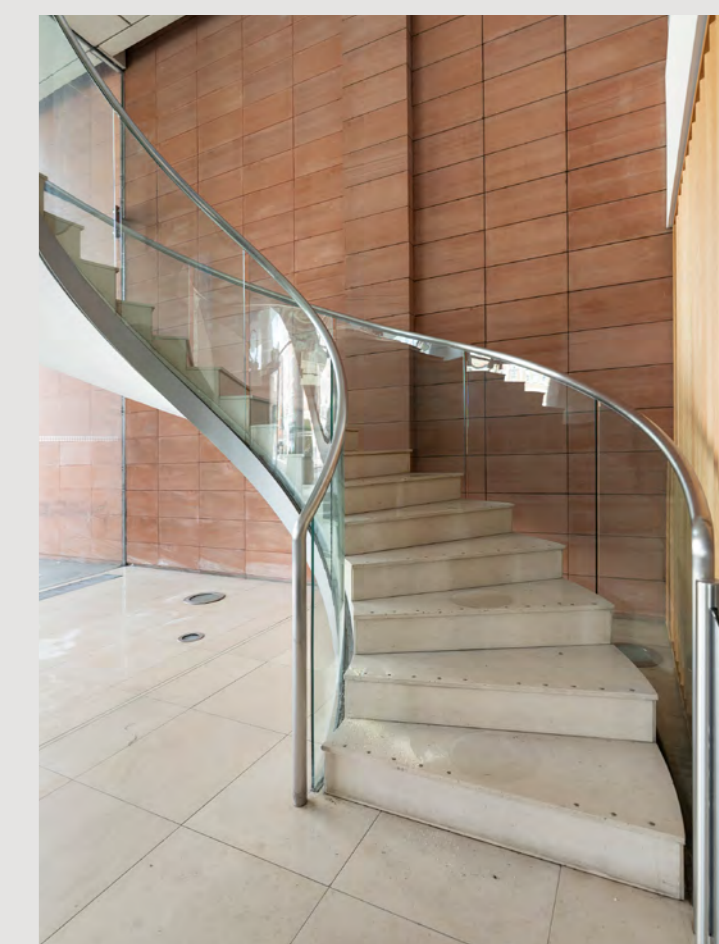
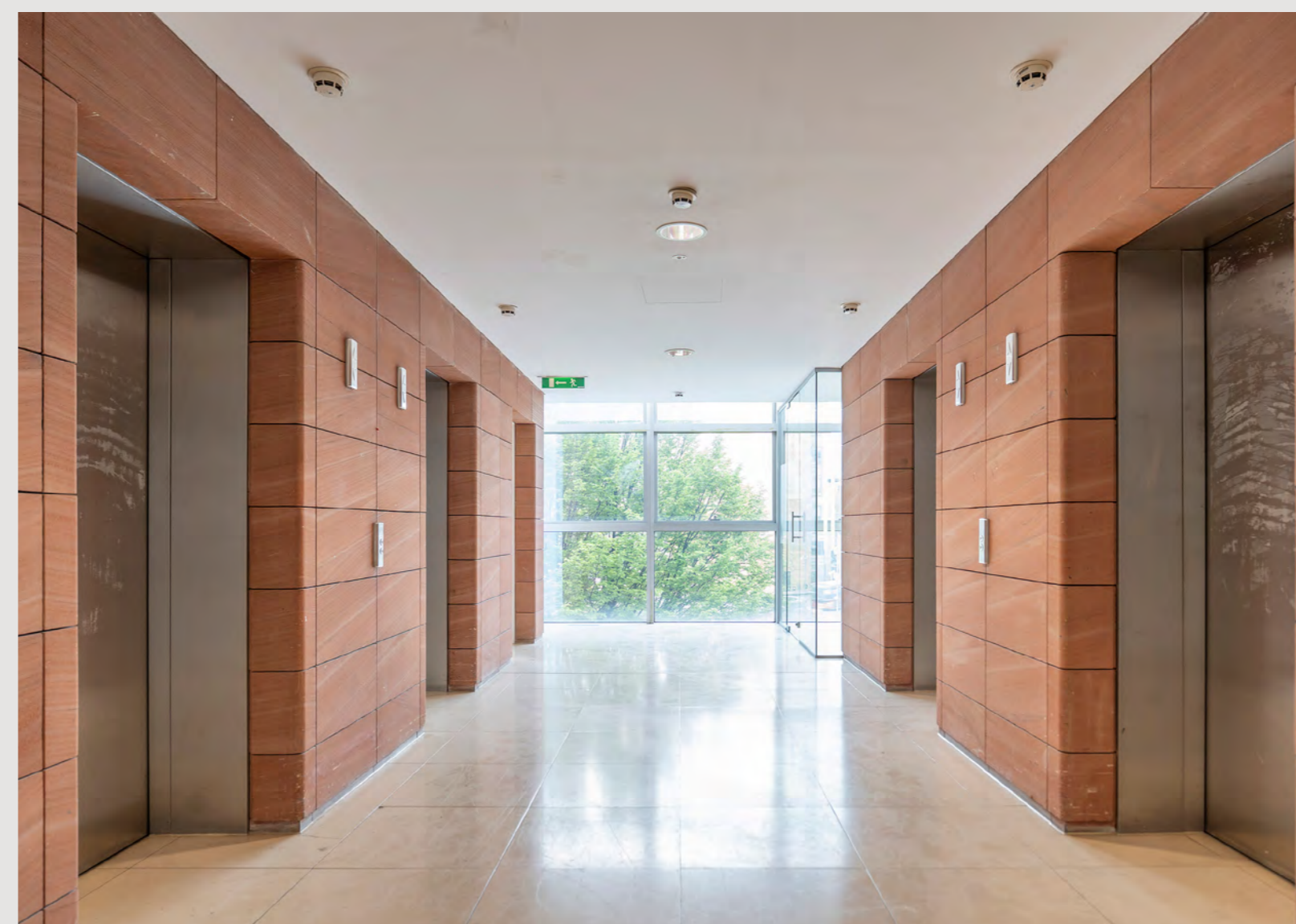
LONDON W6 8PW

HIGHLY PROMINENT LANDMARK OFFICE BUILDING

11,060 TO 110,106 SQ FT TO LET

A PRIME POSITION

Highly prominent and visible headquarters office building located immediately opposite the excellent transport links within Hammersmith Underground and Bus Station as well as an array of amenities provided in the Broadway Shopping Centre.



A GLOBAL BUSINESS HUB

- 1 Victoria Beckham
- 2 Orchard Therapeutic, Accor Invest, CFP Energy, Baker Hughes and Imperial Brands
- 3 Formula-E, BuillionVault, Love Holidays, JacTravel and Extreme E
- 4 Hyperoptic, Alvogen, Zaizi
- 5 Novotel Hotel
- 6 Qantas Airways
- 7 CloserStill Media, Spaces, FitFlop and Jack Morton
- 8 Weber-Stephen Products, Virgin Hotels, Hansen Technologies, Assala Energy and CE Europe

- 9 Disney
- 10 A&E Networks and Kambi Sport
- 11 The Office Group
- 12 Fox International Channels, UKTV and Philip Morris
- 13 Medidata, CAA and Dazn
- 14 Siemens Process Systems Engineering Limited, London Underground Ltd and Sigma.AI Data Ltd
- 15 Dunnhumby



RIVERSIDE STUDIOS

EVENTIM APOLLO

A4

WESTFIELD

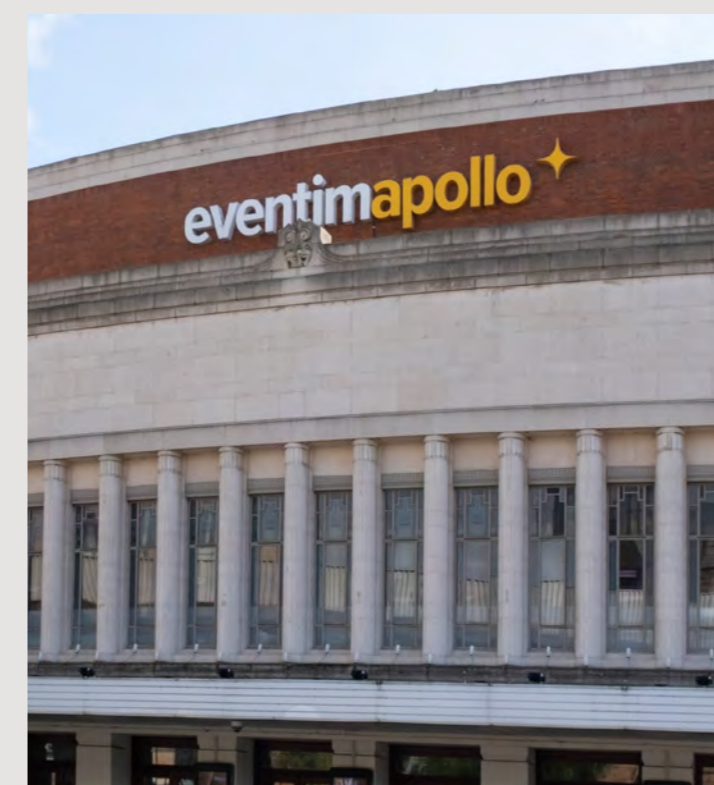
HAMMERSMITH

HAMMERSMITH

255



A THRIVING SCENE



ON YOUR DOORSTEP...

Hammersmith benefits from a generous variety of shops, cafés, restaurants, pubs/bars, gyms, hotels and entertainment venues immediately located surrounding Hammersmith Broadway and within minutes walk of 255 Hammersmith Road.

CAFES & RESTAURANTS

- 1 Starbucks
- 2 Master Wei
- 3 Turtle Bay
- 4 Fabre
- 5 Bar+Block
- 6 Wagamama
- 7 Flat Iron
- 8 Nando's
- 9 Bill's
- 10 Farmer J.
- 11 La Petite Bretagne
- 12 Organicos
- 13 Pret A Manger
- 14 Caffé Nero
- 15 Broadway Shopping Centre: Costa, Greggs, Leon, McDonald's
- 16 Riverside Studios
- 17 River Café

SHOPPING

- 1 Broadway Shopping Centre: Sainsbury's, Accessorize, Timpson
- 2 Marks & Spencer
- 3 Boots
- 4 TK Maxx
- 5 Superdrug
- 6 Livat Shopping Centre: Ikea, Lidl, H&M, JD Sports, Primark

PUBS & BARS

- 1 Be at One
- 2 Duke of Hammersmith
- 3 The Swan
- 4 The William Morris
- 5 The Blue Anchor
- 6 Rutland Arms
- 7 The Old City Arms
- 8 The Distillers

HOTELS

- 1 Premier Inn
- 2 Novotel

GYM & FITNESS

- 1 Virgin Active
- 2 Pure Gym
- 3 Surge
- 4 Boom Cycle
- 5 Fitness First

ENTERTAINMENT

- 1 Lyric Theatre
- 2 Eventim Apollo
- 3 Riverside Studios



...& BEYOND

CONNECTIVITY

Located on one of London's busiest commuter routes, Hammersmith is the western gateway to the core West End. It benefits from direct access to Heathrow Airport to the west and Central London to the east via four London Underground lines.

BY UNDERGROUND

Earl's Court	4 mins
South Kensington	10 mins
Knightsbridge	11 mins
Paddington	12 mins
Victoria	14 mins
Green Park	15 mins
Richmond	15 mins
Piccadilly Circus	16 mins
Wimbledon	22 mins
King's Cross & St Pancras Int.	24 mins
Heathrow T1&2	31 mins
Heathrow T5	35 mins

Source: TFL

BY ROAD

A40	2.3 miles
M4	3 miles
West End	3.5 miles
City	6 miles
M3	11.3 miles
Heathrow Airport T1&2	12 miles
M25	12.6 miles
Heathrow Airport T5	14 miles

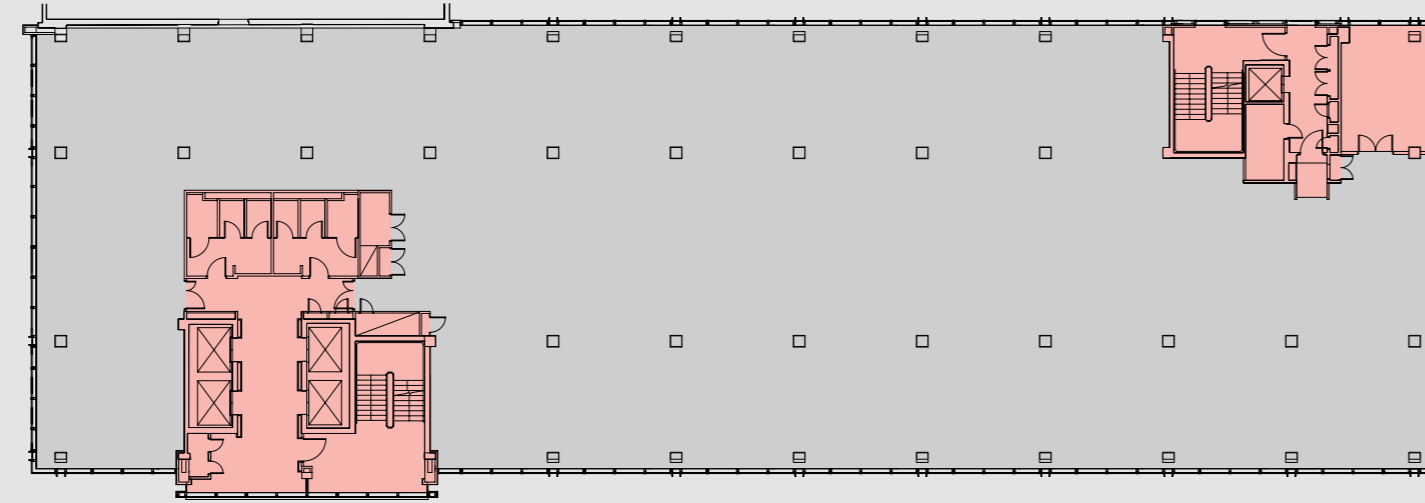
Source: Google Maps

ACCOMMODATION

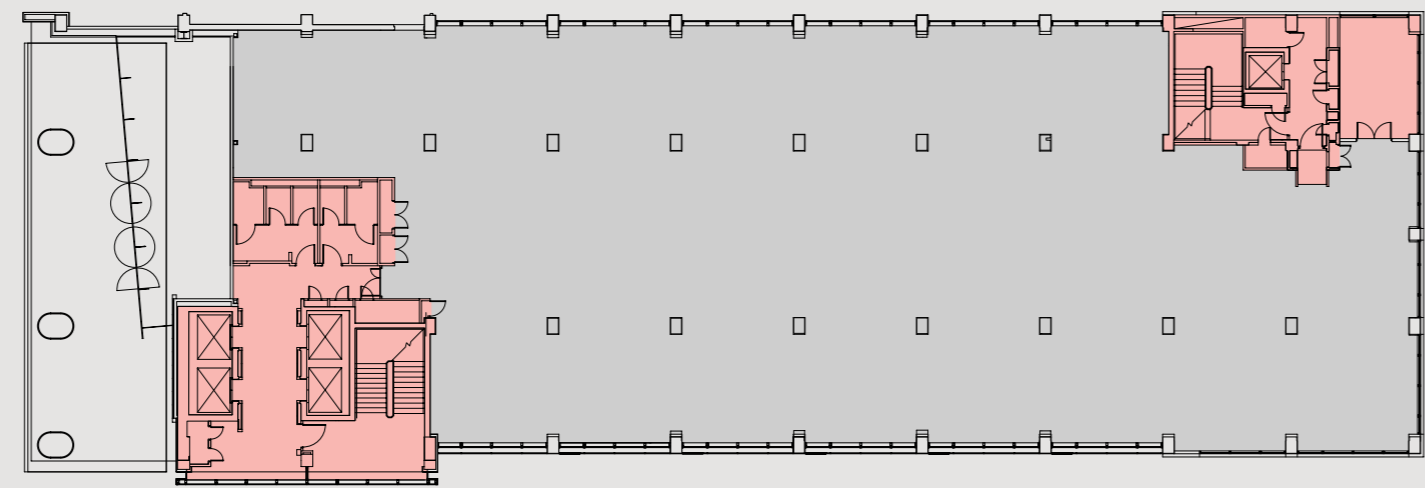
FLOOR AREAS

Approximate Net Internal Areas.

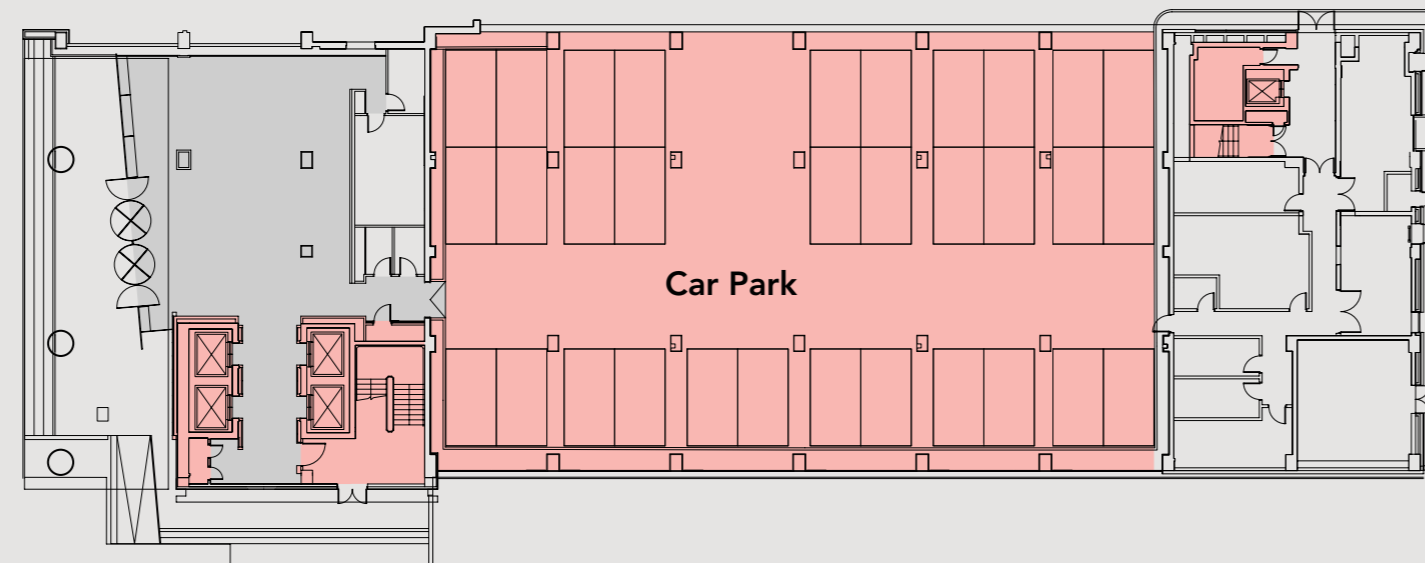
Floor	sq ft	sq m
Eighth	13,876	1,289.1
Seventh	13,874	1,288.9
Sixth	13,880	1,289.5
Fifth	13,880	1,289.5
Fourth	13,878	1,289.3
Third	13,878	1,289.3
Second	13,878	1,289.3
First	11,062	1,027.6
Ground	1,900	176.6
Total	110,106	10,229.1
Car Parking		32 spaces



Second to Eighth floors



First floor



Ground floor



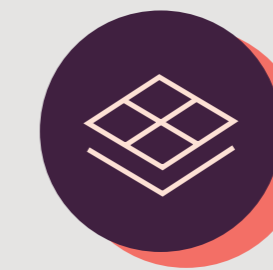
SPECIFICATION



Large double-height reception



Metal-tiled suspended ceilings



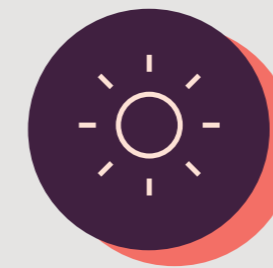
Fully accessible raised floors



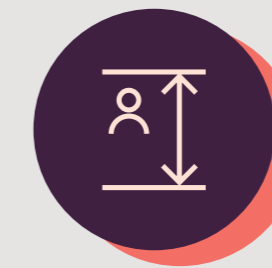
4x 16 person passenger lifts and 1 x 8 person fireman's/goods lift



Cat II lighting



Floor to ceiling glazing



Minimum 2.6m floor to ceiling height



Male, female and disabled WC's on all floors



Cycle storage and shower facilities



32 car parking spaces





HAMMERSMITH ROAD

LONDON W6 8PW

TERMS

The building is offered on a leasehold basis. A freehold sale may be considered and alternative uses may be achievable, STP.

VIEWING

Strictly by arrangement through the joint agents.

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