



KLAUDINE
HOUSE

HAMMERSMITH
LONDON W6 9AL

KLAUDINE HOUSE OFFERS
AN OCCUPIER UNPARALLELED
EXPOSURE TO OVER
APPROXIMATELY 150,000
COMMUTERS WHO PASS THE
BUILDING DAILY ON THE A4.



KLAUDINE HOUSE

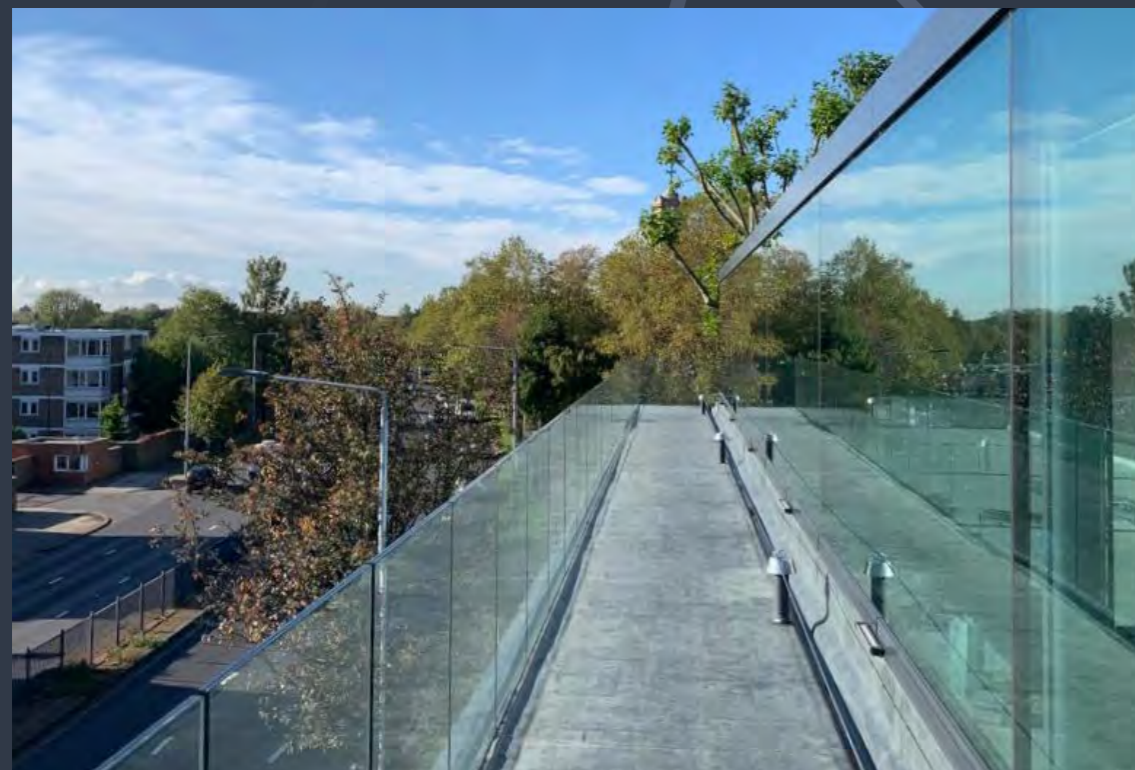
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Klaudine House is a newly refurbished, approximately 14,500 sq ft, four storey office building situated directly on the A4.

Moments from the Hammersmith flyover, the property has been remodelled to provide the highest quality offices with a specification that can be tailored to an incoming tenant's requirements.

Klaudine House provides Grade A, light, bright, unique and modern workspace.







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Ravenscourt Park

Hammersmith

A4

Hammersmith Bridge

Riverside Amenities

River Thames

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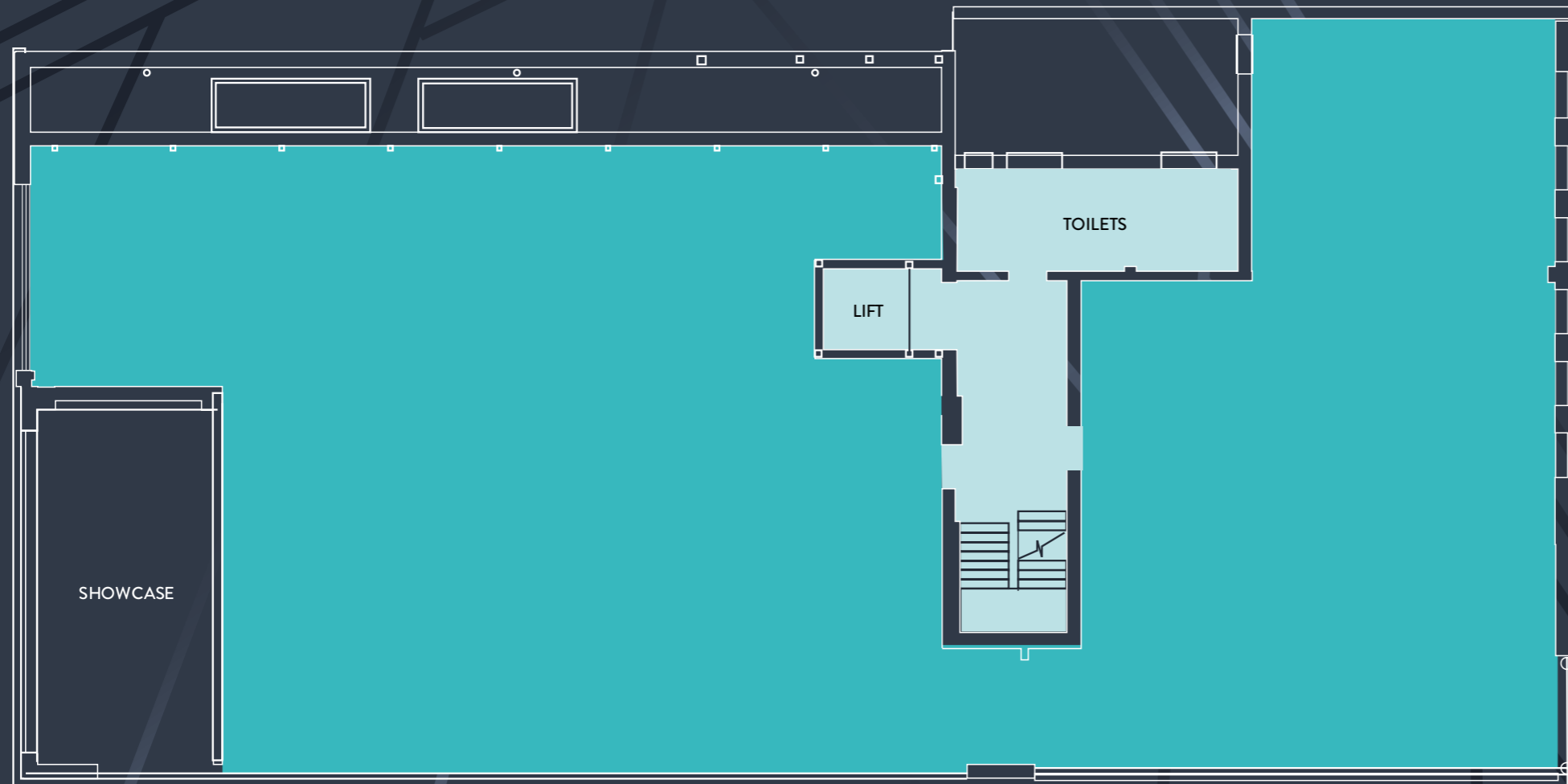
LOCATION

Klaudine House is situated between the famous King Street and the A4 and within close proximity to Ravenscourt Park. Klaudine House spans from Standish Road to Beavor Lane and benefits from two entrances. Excellent restaurant, shopping and transportation facilities are available on both King Street and Chiswick High Road.

Just a short walk from Klaudine House, the River Thames not only provides fantastic vistas and the well-known Thames Path, but also great restaurants and pubs, and is therefore a major bonus for any potential occupier. Eateries such as The River Cafe, The Old Ship, The Black Lion, the Elderberry Press and Mari Dining dot the meandering Thames Path, and are easily walkable from Klaudine House.



GRADE A WORKSPACE



Floor	sq m	sq ft
Third Floor	165.5	1,781
Second Floor	349.9	3,766
First Floor	397.1	4,274
Ground Floor	428.4	4,611
Total	1,340.9	14,432

Net Internal Areas.

TYPICAL FLOOR PLAN

Not to scale. For indicative purposes only.



Bold architecture



Panaramic views of London



Excellent natural light



Air conditioning



Shower facilities



Self-contained building



WCs on all floors



Bike racks



Secure private car park

CONNECTIONS

Ravenscourt Park Underground Station (District Line) is a 5-minute walk from Klaudine House, and Hammersmith Underground Station (Piccadilly, District, Hammersmith & City and Circle lines) is a 2 minute tube ride from Ravenscourt Park, or a 12 minute walk from Klaudine House.

By car...

Destination	Miles
M4 (J1)	2
Knightsbridge	3
West End	5
The City	9
Heathrow Airport	11

By train...

Via Ravenscourt Park	Mins
Victoria	27
Knightsbridge	28
Piccadilly Circus	30
Paddington	31
Covent Garden	36



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