

# 2 VENCOURT PLACE

HAMMERSMITH W6 9NU

2 FLOOR SELF-CONTAINED  
LOFT STYLE OFFICE  
BUILDING

**TO LET or  
FOR SALE**



## summary

- Loft style warehouse office building over 2 floors
- 3,557 sq ft or 330.45 sq m NIA
- Guide Price £1,850,000 + VAT
- The tenure is freehold
- Self-contained building
- A rare opportunity for with development potential (subject to planning)
- A short walk to central Hammersmith and the riverside



# property

## Description

A self-contained building constructed in 2001, Comprises 2 floor loft style warehouse office building in a secluded environment. The building benefits from comfort cooling, raised floors and feature lighting. In addition the property benefits from a large area to the front which is used for parking.

*Interior of 2 Vencourt Place*



## Amenities

- Natural light from sky light
- Exposed trusses
- Wood floors
- Wall mounted air cooling/heating units
- Feature lighting

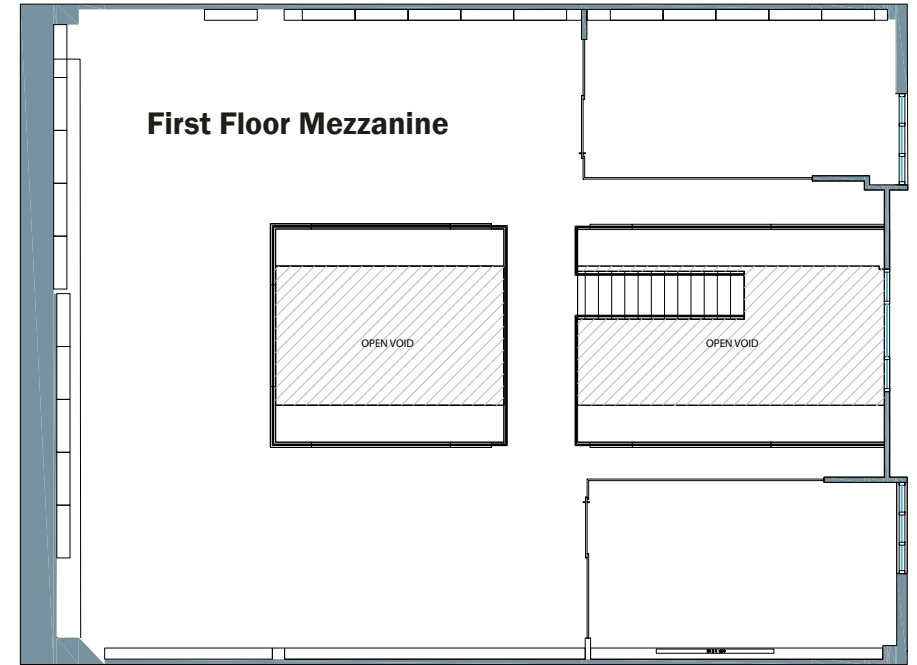
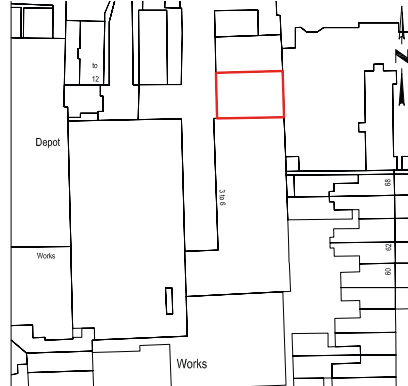


# plans

## Aerial Overview

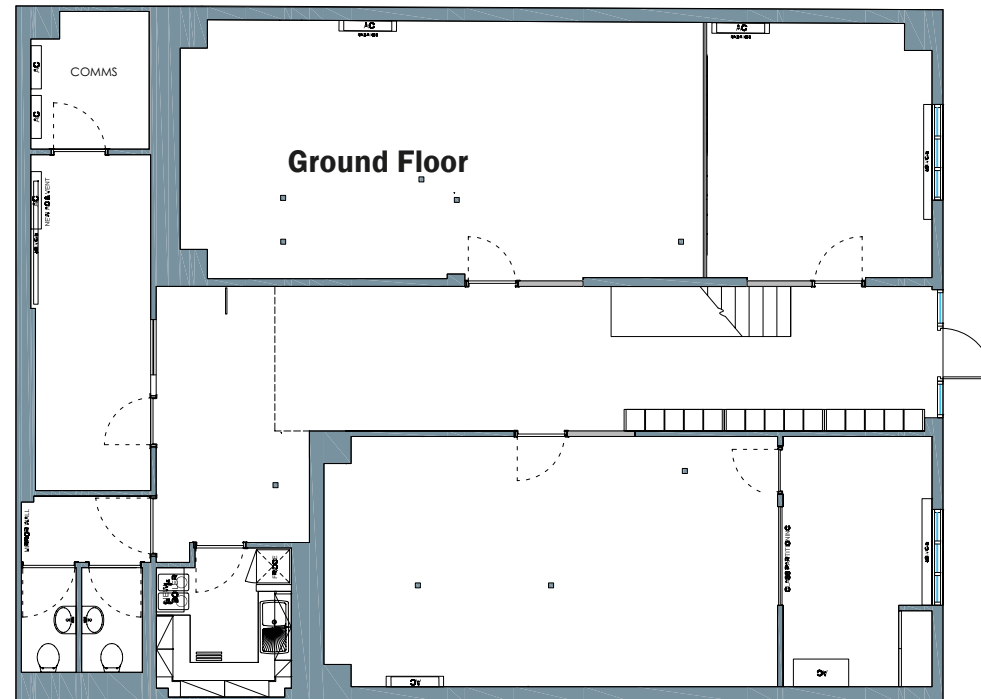


## Title Plan



## Accommodation

| Floor         | SQ FT NIA    | SQ M NIA      |
|---------------|--------------|---------------|
| mezzanine     | 1,626        | 151.06        |
| ground        | 1,931        | 179.39        |
| <b>TOTALS</b> | <b>3,557</b> | <b>330.45</b> |



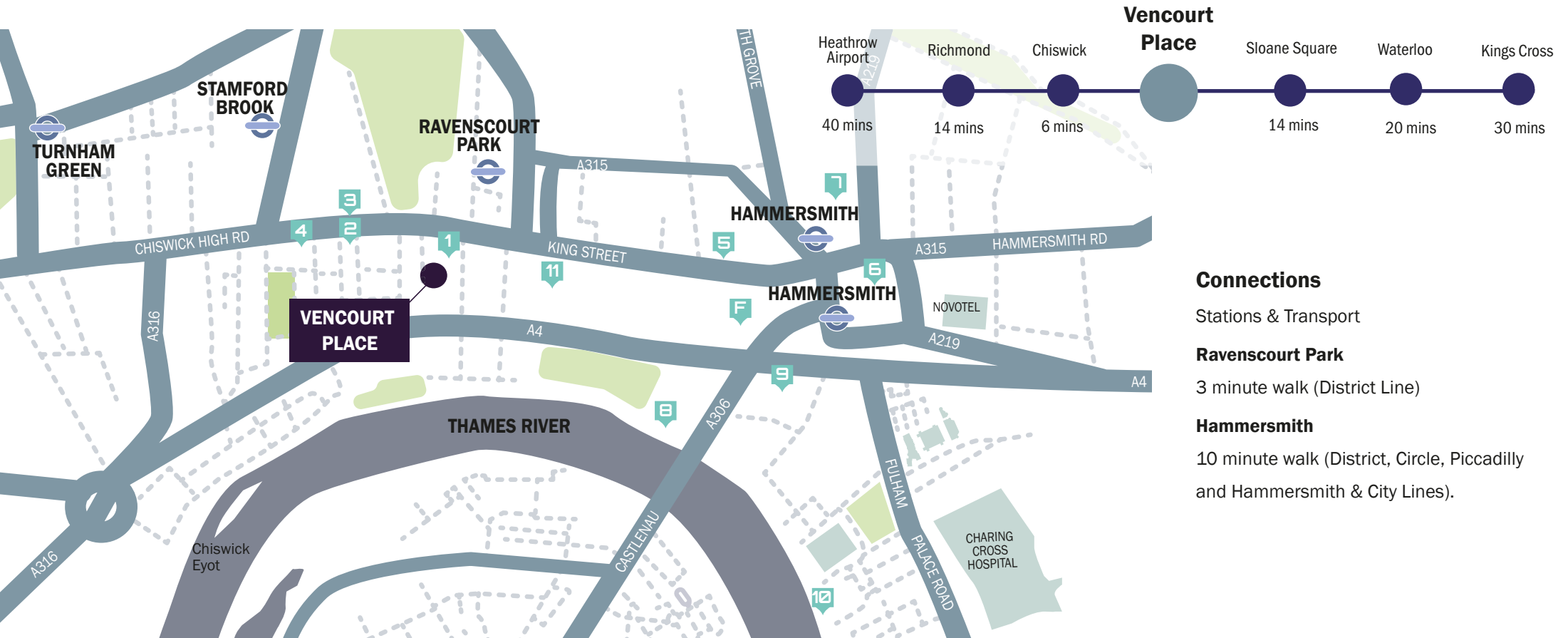
## planning

Located within Hammersmith & Fulham. The current classification for the site is Class E (office). The tenure is freehold.

The site may be suitable for a change of use subject to the usual planning consents. Potential purchasers should seek their own advice in this regard.

# location

Vencourt Place is situated at the western end of King Street in Hammersmith, close to Ravenscourt Park and Chiswick High Road. Ravenscourt Park (District Line) Underground station is a 3 minute walk. Hammersmith Broadway (Piccadilly, District and Hammersmith & City Lines) is one stop from Ravenscourt Park and a 10 minute walk. There is an abundance of amenities close by with extensive restaurant and shopping facilities on King Street and Chiswick High Road.



# hammersmith

Hammersmith has benefited from a number of recent regeneration projects, with new hotel and office developments. The largest development is the new Civic Campus, a **£155m** refurbishment and extension of the existing Grade II-listed **Town Hall** building providing over **15,000 sq m** of state of the art office and public space, in addition to delivering **204 new homes** and over **10,000 sq m** of commercial space. Alongside the new office development, the town hall will be transformed to include a new community art and event space with new restaurants and rooftop bars. The scheme will rejuvenate the western end of King Street to create a new Hammersmith Neighbourhood.

Hammersmith is home to a number of recent regeneration projects, **245 Hammersmith Road**. Along the riverside in Hammersmith **The Refinery, Manbre Wharf** the new life science campus near the River Cafe and Thames Wharf. A few hundred yards along King Street the **New Timber Yard Campus** by the Thackery Group.

*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 July 2025*

New Timber Yard



Hammersmith Campus

Manbre Wharf



## GUIDE PRICE

£1,850,000

## RENT

£37.50 per sq ft

## TENURE

Freehold

## BUSINESS RATES

To be confirmed through local authority

## VAT

VAT is applicable to the sale price

## EPC

Rated B

## PARKING

Off street parking available by separate licence.

## contacts

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