

To Let
First Floor Office Premises
123 King St, Hammersmith, London, W6 9JG



TO LET

First floor office

Open plan

Prominent location

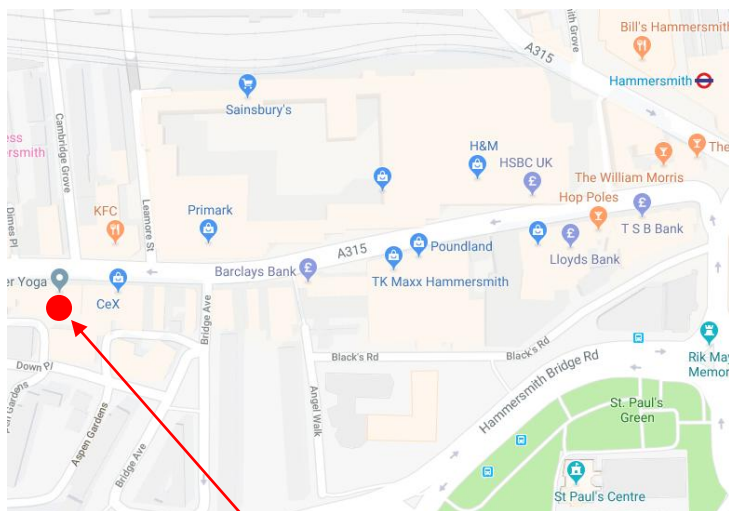
Available Immediately

1,300 sq. ft.

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First Floor Office Premises

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123 King Street

LOCATION:

Open plan, first floor office space located on a prominent retail street in Hammersmith. The premises are easily accessible, with Hammersmith Underground Station only a 5 minute walk away and numerous bus stops located on Kings Street. Occupiers in the vicinity include Halifax, Nationwide, Cancer Research, Greggs, Nando's, Primark and Argos.

DESCRIPTION:

The property comprises of an open plan, first floor office space with a separate meeting room, kitchen, and WC. The premises also benefit from sizeable, double glazed windows, providing an excellent source of natural light, and a private entrance on the busy Kings Street, allowing the occupier to take full advantage of the prevalent passing footfall.

Floor plans are available on request.

ACCOMMODATION:

Floor area NIA: 1,300 sq.ft

LEASE:

The property is held on a 15 year lease due to expire on 21st May 2021. Available by way of Assignment.

RENT:

The passing rent is £24,770 pax.

USE:

Class A2 or B1 of the Town & Country Planning (Use Classes) Order 1987.

RATES:

We understand from the Local Rating Authority that the current Rateable Value for the property is £37,000.

LEGAL COSTS:

Each party to bear their own.

EPC

Available upon request.

VIEWING:

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