

To Let

Ground Floor Office Suite

No 5. The Lanchesters

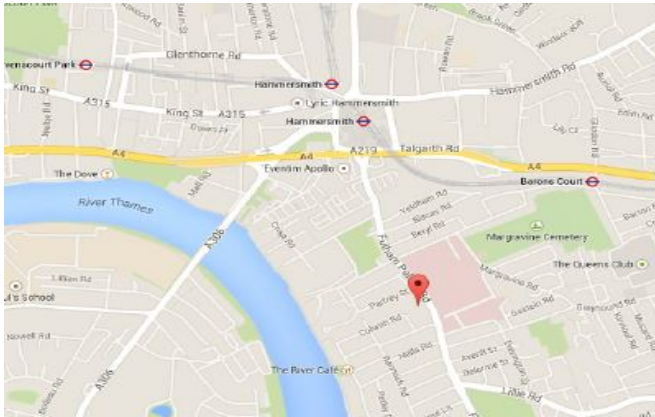
162-166 Fulham Palace Road, Hammersmith, W6 9ER



- 1,016 Sq Ft (94.4 Sq M)
- Self Contained Modern Office Suite
- Ground Floor
- Close to Hammersmith Broadway

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Location



The Lanchesters are conveniently located on Fulham Palace Road opposite Charing Cross Hospital and approximately 10 minutes' walk from Hammersmith Broadway.

Hammersmith Broadway has excellent communication links by rail and road. The A4 can be accessed from The Broadway and gives easy access to Central London and West to the M4, M25 and the motorway network. By rail Hammersmith has the benefit of the Piccadilly, District and Hammersmith & City Underground Lines.

As well as the retail amenity on offer in Hammersmith there is also a Sainsburys Local, a Tesco's Express and various coffee shops nearby.

Description

The office suite is situated within a high end residential development and is self-contained with a dedicated high street entrance. To the rear is a small outdoor terrace leading onto the car park. The suite benefits from the following:-

- Low Glare Lighting
- Kitchenette
- WC
- Central Heating
- Outdoor Terrace

The suite has been measured in accordance with IPMS 3 and has the following Net Internal Area:-

Floor Area (NIA)	Sq. ft	Sq. m
Ground Floor	1,016	94.4

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Rent and Service Charge

Upon application.

Business Rates

Interested parties are advised to contact the London Borough of Hammersmith & Fulham as to the current rates payable, 020 8748 3020.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jon Rea-Palmer
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