

TO LET

**E – CLASS OPPORTUNITY
GROUND FLOOR AND LOWER GROUND
FLOOR OPPORTUNITY**

**RETAIL, RESTAURANT, LEISURE, FITNESS
& MEDICAL**

CHARLOTTE TERRACE, HAMMERSMITH W14

UNIT VARYING FROM 1,335 – 4,284 SQ FT

**111-113 HAMMERSMITH ROAD,
LONDON W14**

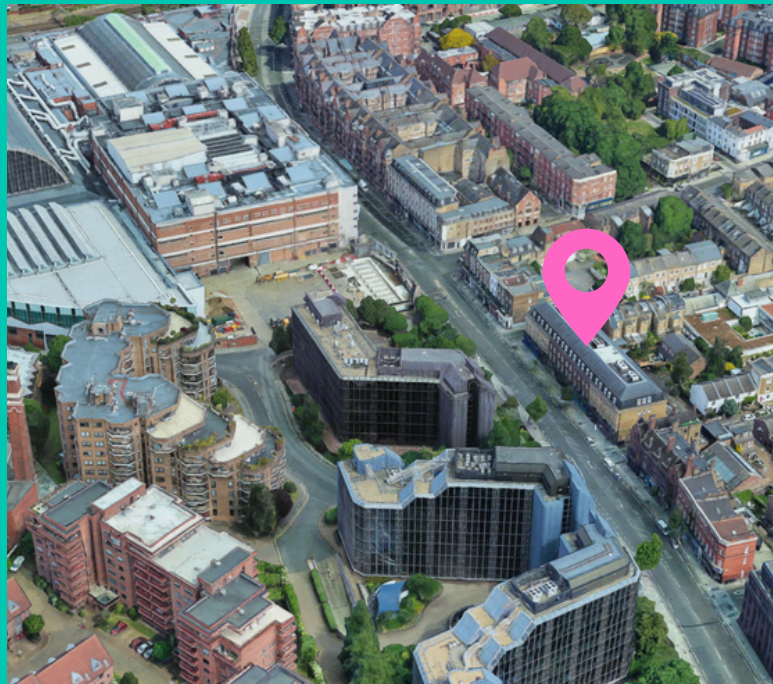
WELCOME TO HAMMERSMITH ROAD

Charlotte Terrace at 109-119 Hammersmith Road, W14 offers a prime opportunity for retail, restaurant, leisure and medical operators within the transformative £1.3 billion Olympia regeneration. Set to complete in 2025, the scheme will deliver a 5,000-capacity music venue, 1,575-seat theatre, boutique hotel, market hall, and new public realm, drawing significant daily footfall.

Located in the heart of Hammersmith & Fulham - with nearly 185,000 residents and strong population growth, the area benefits from high density and a youthful demographic, with over 50% aged 20-39. Within a mile are busy retail destinations including Livat Hammersmith and Hammersmith Broadway, anchored by Tesco, Boots, Greggs, and Pret.

Exceptional transport links via Kensington (Olympia) station, five nearby Underground lines, and extensive bus routes ensure strong accessibility and visibility for operators seeking day-to-evening trade.

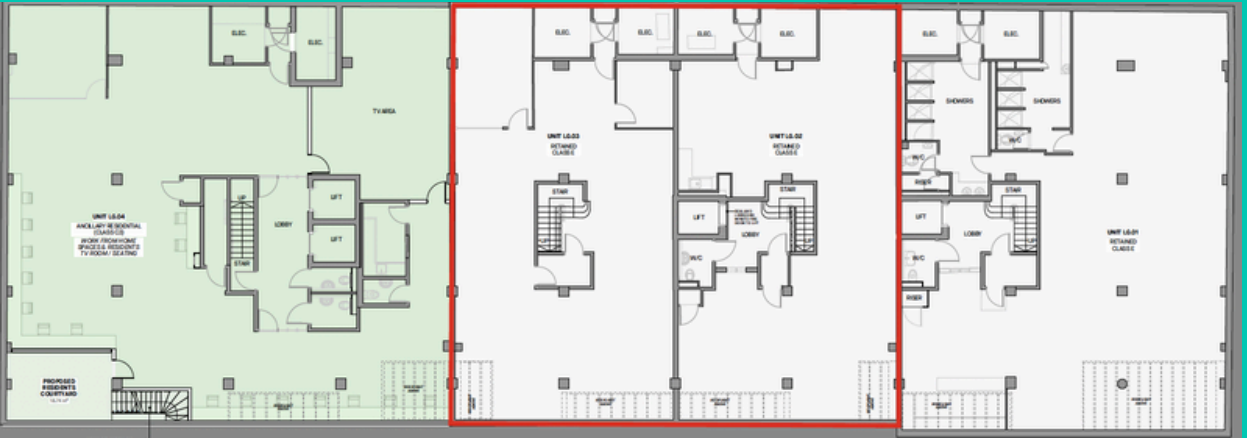
CF
Commercial



GROUND FLOOR



BASEMENT



109 – 119 Hammersmith Road indicative layout

1,335 – 4,284 SQ FT
124.02 – 397.99 SQ M

THE OPPORTUNITY

109 – 119 Hammersmith Road offers 1,335 – 4,284 sq ft / 124.02 – 397.99 sq m over ground floor and basement with (list key features – i.e. high ceilings, prime corner, neighbourhood etc). The approximate GIA areas are as follows;

FLOOR	SQ FT	SQ M
Ground Floor	1,335	124.02
Basement	2,949	273.97
Total	4,284	397.99

QUOTING RENT
 Available upon request

HANDOVER CONDITION
 Available upon request

BUSINESS RATES
 Business rates to be assessed. All interested parties should make their own enquiries with the local council about Business Rates.

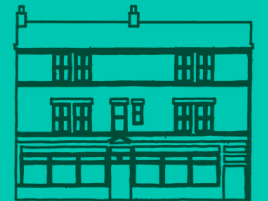
SERVICE CHARGE
 Available upon request



AMONGST GOOD NEIGHBOURS

Nearby occupiers include Pret a Manger, Kampai Kensington, The Cumberland Arms Pub, Bite, Tesco Express, and The Latymers.

Within the Olympia redevelopment is home to AEG Presents, citizenM and Hyatt Regency, plus The Ark office building nearby. Major employers within a 1-mile radius include the BBC, L'Oréal, Imperial College, Hammersmith Hospital, and Walt Disney UK.



cumberland arms



WHAT WE LIKE

Olympia is undergoing a bold £1.3bn transformation into London's next cultural and entertainment district. You're minutes from Kensington High Street's boutique buzz and Shepherd's Bush's Westfield mega retail. Locals love the mix of leafy squares, riverside pubs, and creative hubs.

Hammersmith is home to legends like the Apollo and Lyric Theatre, while Olympia will soon host world-class live music, theatre, and a sky garden. With five Tube lines nearby and a thriving residential scene, it's a spot where west London energy meets all-day, all-evening opportunity.

AUDIENCE CATCHMENT

Approximately 99,000 office workers in Hammersmith & Fulham, around 183,000 residents across the borough, and over 36,000 schoolchildren and full-time students.

This mix of corporate HQs, creative industries, health and education hubs ensures strong weekday and weekend footfall - ideal for exciting retail, restaurant, and leisure experiences.

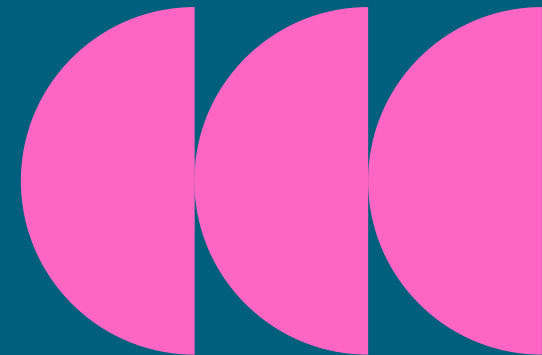
TRANSPORT

Station	Modes Served	Historic Underground (approx.)
Kensington (Olympia)	Overground, Southern, District (limited)	~110,000 underlying (~2.3 m tube journeys) (Wikipedia , Wikipedia)
Hammersmith (Picc & Dist)	District, Piccadilly	~6.5 million in 2020; likely much higher in 2023–24; within top ~25 stations (RailwayData , Wikipedia)
Barons Court	District, Piccadilly	Estimated ~3–4 million (2020 era) (crowding.data.tfl.gov.uk , Wikipedia)
West Kensington	District only	~1.23 million (2020) (RailwayData , Wikipedia)

[Google Map Link](#)

DID YOU KNOW...

Olympia is set to become London's newest cultural and entertainment district, attracting over 10 million visitors annually once completed. The surrounding area is home to a vibrant mix of affluent professionals, creatives, and students, with a high disposable income and appetite for new experiences. Hammersmith boasts one of the highest pub-to-person ratios in London and has a rich history of live performance - from Bowie to Blondie at the iconic Hammersmith Apollo. With four major theatres, several gyms, boutique studios, and a booming food scene, it's a hotspot for all-day trade and night-time buzz.



LIKE WHAT YOU SEE?

GET IN TOUCH WITH A MEMBER OF OUR TEAM TODAY...

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