

**FREEHOLD COURTYARD OFFICE DEVELOPMENT
6 SELF CONTAINED BUILDINGS WITH PARKING**

frost
meadowcroft



55A YELDHAM ROAD
Hammersmith
W6 8JF

FREEHOLD
Guide Price £3,400,000



EXEC SUMMARY

- First time on the market in 30 years.
- Courtyard Scheme with 6 Units, Unit 3 has been sold.
- 6,886 sq ft Net Internal Area.
- Current rental income £119,000 per annum.
- Guide Price of £3,400,000 (£494 per sq ft)



MODERN OFFICE SPACE



OPEN PLAN
STUDIO/OFFICE SPACE



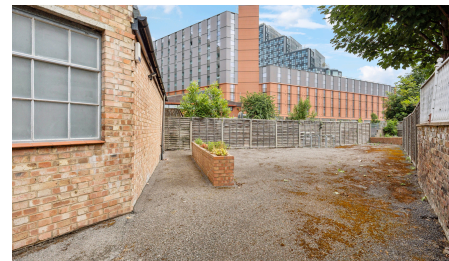
MEETING ROOMS



KITCHEN SPACES



PRIME TRANSPORT LOCATION



PARKING

POSSESSION

Part Vacant Investment

TENURE

Freehold



UNIT 4



UNIT 2



UNIT 1



UNIT 5 (GARAGE)

DESCRIPTION

The property comprises a courtyard development of five self-contained buildings around a courtyard. Parking is situated in front of Building 1 and there is also an area adjacent to Buildings 1 and 5 for parking for up to six cars.

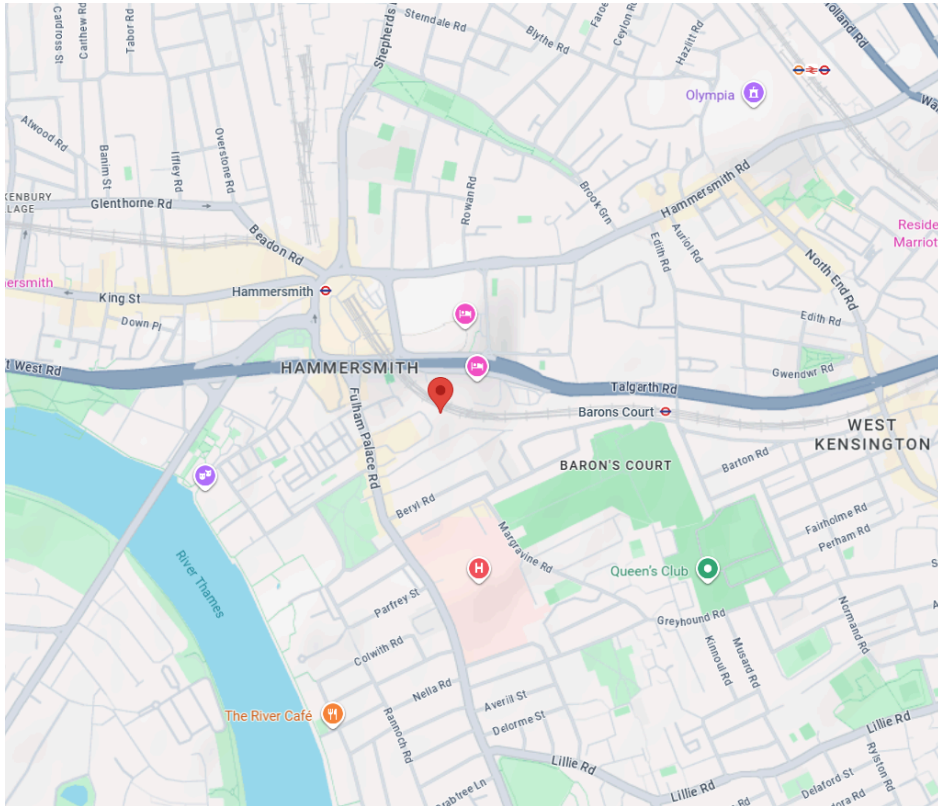
Each building is arranged over ground and one upper floor to comprise self-contained office accommodation.

There is a residential flat in building four which comprises three rooms, a kitchen and a bathroom / WC. A full breakdown of income and a schedule of accommodation and tenancies is detailed on the next page.

The property is not currently subject to an article 4 direction, and potential for change of use may exist via permitted development.

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.

LOCATION & AMENITIES



- **5-MINUTE WALK TO HAMMERSMITH STATION**
- **ACCESS TO 4 LONDON UNDERGROUND LINES:**
 - Piccadilly line
 - District line
 - Circle line
 - Hammersmith & City line
- **18+ BUS ROUTES OPERATE FROM HAMMERSMITH BUS STATION**
- **HEATHROW AIRPORT: APPROXIMATELY 20 MINUTES BY CAR VIA THE A4/M4**
- **EXCELLENT ROAD ACCESS:**
 - Immediate access to the A4
 - Fast connection to the M4
- **LOCAL AMENITIES:**
 - Vibrant town centre with a range of supermarkets, cafés, restaurants, pubs and everyday retail.
 - Attractive riverside setting along the River Thames
 - with scenic walking routes, waterside cafés and historic pubs.

ACCOMODATION AND TENANCIES

The property comprises the following net internal areas and tenancies

Unit No.	Tenant	Size (sq ft)	Rent (£ pa)	Rent PSF (£)	Break	Review	Lease Expiry
1	Vacant	3,161	–	–	–	–	–
2	Quintessential Ltd	2,450	80,000	–	Apr 24, 2027	–	Apr 24, 2029
3	Lighting Design International	–	Sold	–	–	–	–
4	Lighting Design International	475	17,000	–	–	–	Mar 27, 2027
5	Quintessential Ltd	200	6,000	–	–	–	–
6	Simona	600	16,800	–	AST	–	–
	Total	6,886	119,800	–	–	–	–

UNIT 1 ~ 3161 SQ. FT



UNIT 2 ~ 2450 SQ. FT



UNIT 4 ~ 475 SQ FT



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