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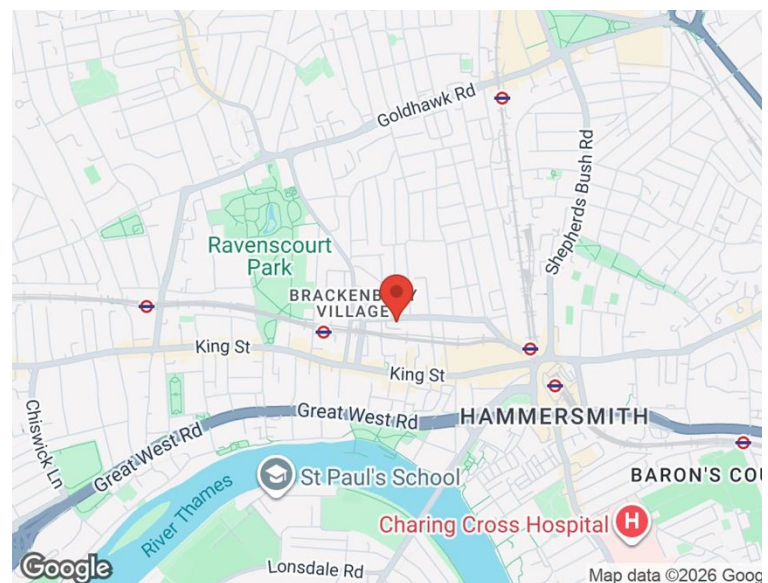
## 115a Glenthorne Road, London, W6 0LJ

A GROUND FLOOR MEWS OFFICE IN HAMMERSMITH CLOSE TO THE BROADWAY & KING STREET

### TO LET

**Area: 808.00 FT<sup>2</sup> (75.07M<sup>2</sup>) Rent: £30,000 per annum (£37 psf), exclusive of VAT**

- Private mews 24/7 access
- Open plan office area
- x2 private offices
- Kitchen
- Storeroom / server room
- x2 W/C's
- Carpeted
- Strip lighting





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### LOCATION:

The premises are situated to the southerly side of a private office mews, which runs south off Glenthorne Road in between the junctions with Galena Road and Cambridge Grove. Other local businesses include, Illuminated Films, Sledge (Ents Company), Slice Design, Marcus Barnett Studio, mymuybueno (Hospitality & Tourism School), Kettle & Crumb, Another Brother café and The Stonemasons Arms. Other local amenities are within a short walk on Hammersmith Broadway and King Street. Public transport is accessed via Hammersmith Broadway (District, Piccadilly and Hammersmith & City lines and Bus Station).

**LOCAL AUTHORITY:** Hammersmith & Fulham

### DESCRIPTION:

An office suite formed from the ground floor of a single storey Victorian mews building. The fully glazed Crittall window frontage leads to communal hallway and private entrance to the suite, which comprises an open plan office area to the front of the unit, 2 glazed partition private offices to the rear, a kitchen, storeroom with server cupboard and 2 W/C.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	808.00	75.07
<b>TOTAL</b>	<b>808.00FT<sup>2</sup></b>	<b>75.07M<sup>2</sup></b>

**FLOOR PLAN:** [Click Here](#)

### LEASE TERMS:

To grant a new FRI Lease for a term up to 5 years or a 1 year rolling Licence to Occupy.

**RENT:** £30,000.00

**SERVICE CHARGE:** Inclusive of rent.

### RATES:

Rateable Value: £24,250 per annum  
Rates Payable: £10,476 per annum

NB: We strongly recommend that you verify the rates with the London Borough of Hammersmith & Fulham's Business Rates Department on 0208 573 6681.

**POSSESSION:** Full vacant possession immediately on completion of legal formalities.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VAT:** The premises are elected for VAT.

**EPC:** Available upon request.

### CONTACT:

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