



Broadway Studios, 20 Hammersmith Broadway, London, W6 7AF

A range of fitted suites, with excellent natural light, private office/meeting rooms, and in a great location

Key Points

- Multiple suites available ranging from 576 to 1,371 sq ft
- Offices and meeting rooms come fitted with modern comfortable furniture
- Great transport links with Hammersmith underground station 1 minute walk away
- Air conditioning, hyperoptic fibre internet, lift access and modern WC facilities
- Great natural light with large windows creating a bright and uplifting environment
- Manned reception and CCTV creating a safe and secure environment
- Open plan layout with solid hardwood flooring
- New lease available offering flexible terms

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Summary

Available Size	576 to 1,947 sq ft
Rent	£32,500 - £63,750 per annum
Rates Payable	£19 per sq ft
Service Charge	£8.73 per sq ft
Total	£70 - £85 per sq ft
Rateable Value	£27,500
VAT	Applicable
EPC Rating	Not applicable

Description

The fully fitted offices at Broadway Studios benefit from excellent natural light from large sash windows, wooden floors and air-conditioning. The newly refurbished reception area offers a vibrant entrance in the centre of Hammersmith Broadway. The available units offer high quality, fully fitted office and meeting room accommodation.

Suite 2.03 features an open plan office, fitted with modern comfortable furniture for 16 to 28 desks, and comes with a private meeting room including a board table and chairs. Dual aspect windows offer abundant natural light.

Suite 4.06 is a fitted office with modern comfortable furniture, suitable for 8 to 10 desks with a private meeting room and access to a roof terrace offering stunning views over west London.

Location

Hammersmith has fast become the dominant office area for West London. It is only a few miles to the West End and less than 10 miles to Heathrow airport. Excellent transport links including 4 different tube lines: District, Piccadilly, Circle and Hammersmith & City Lines, Hammersmith bus interchange, as well as the A4/M4 make Hammersmith the first choice for many of the world's most recognised companies.

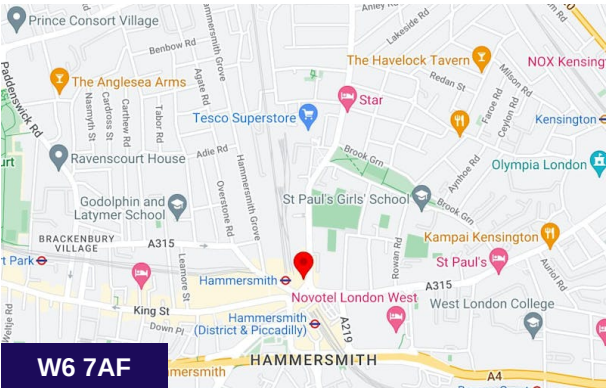
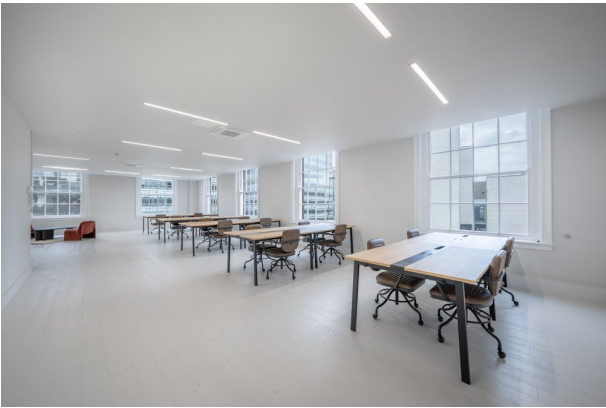
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Service charge	Total /sq ft	Availability
2.03	1,371	127.37	£63,750 pa	£15 psf	£8.50 psf	£70	Available
4.06	576	53.51	£32,500 pa	£20.63 psf	£8.50 psf	£85.55	Available
Total	1,947	180.88				£77.78	

Terms

New lease available on flexible terms



Get in touch



George Cracknell
07384 897647
georgecracknell@johndwood.com



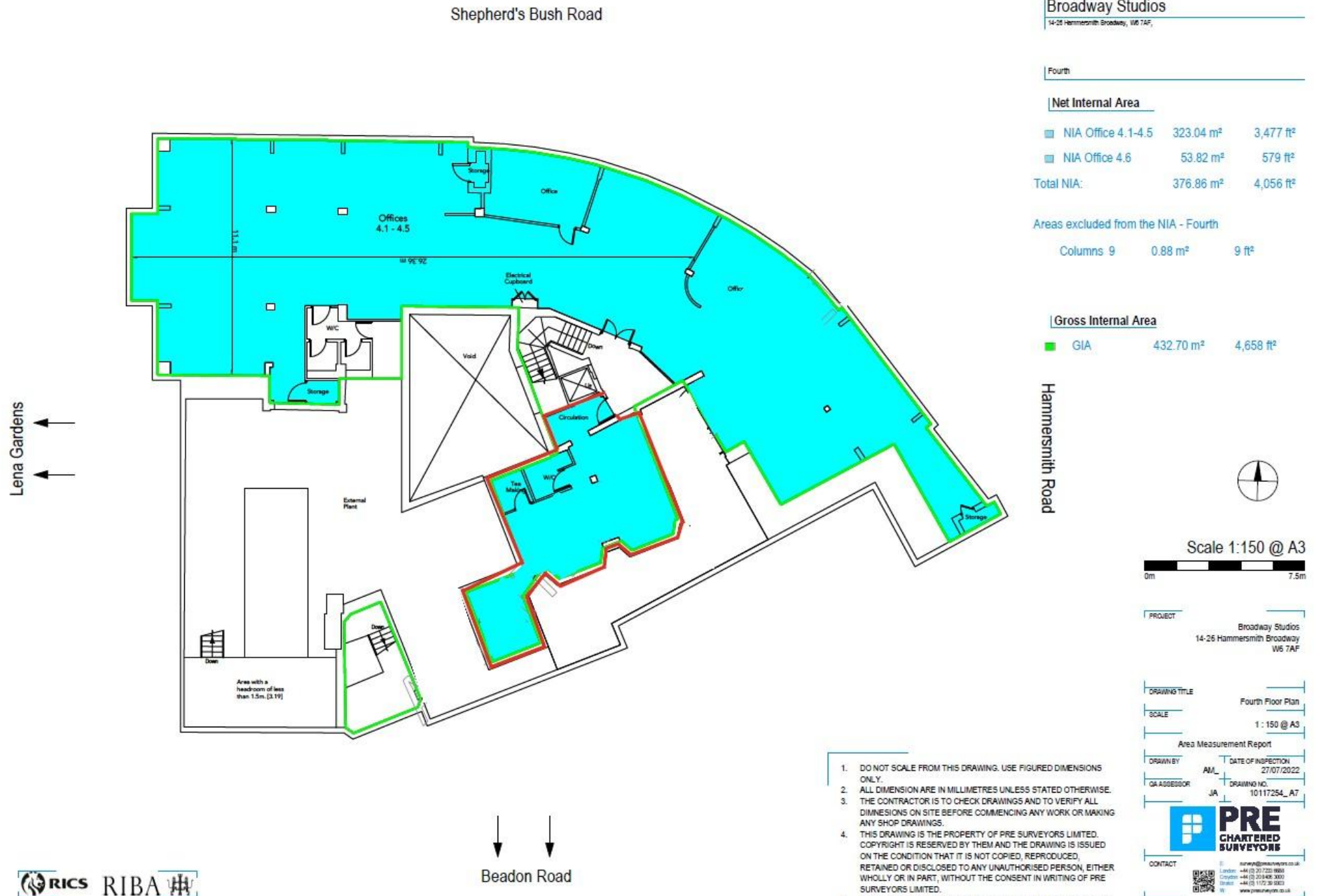
Sam Marks
020 7629 9050 | 07436060203
sammarks@johndwood.com

Tristan David (Frost Meadowcroft)

07789347999

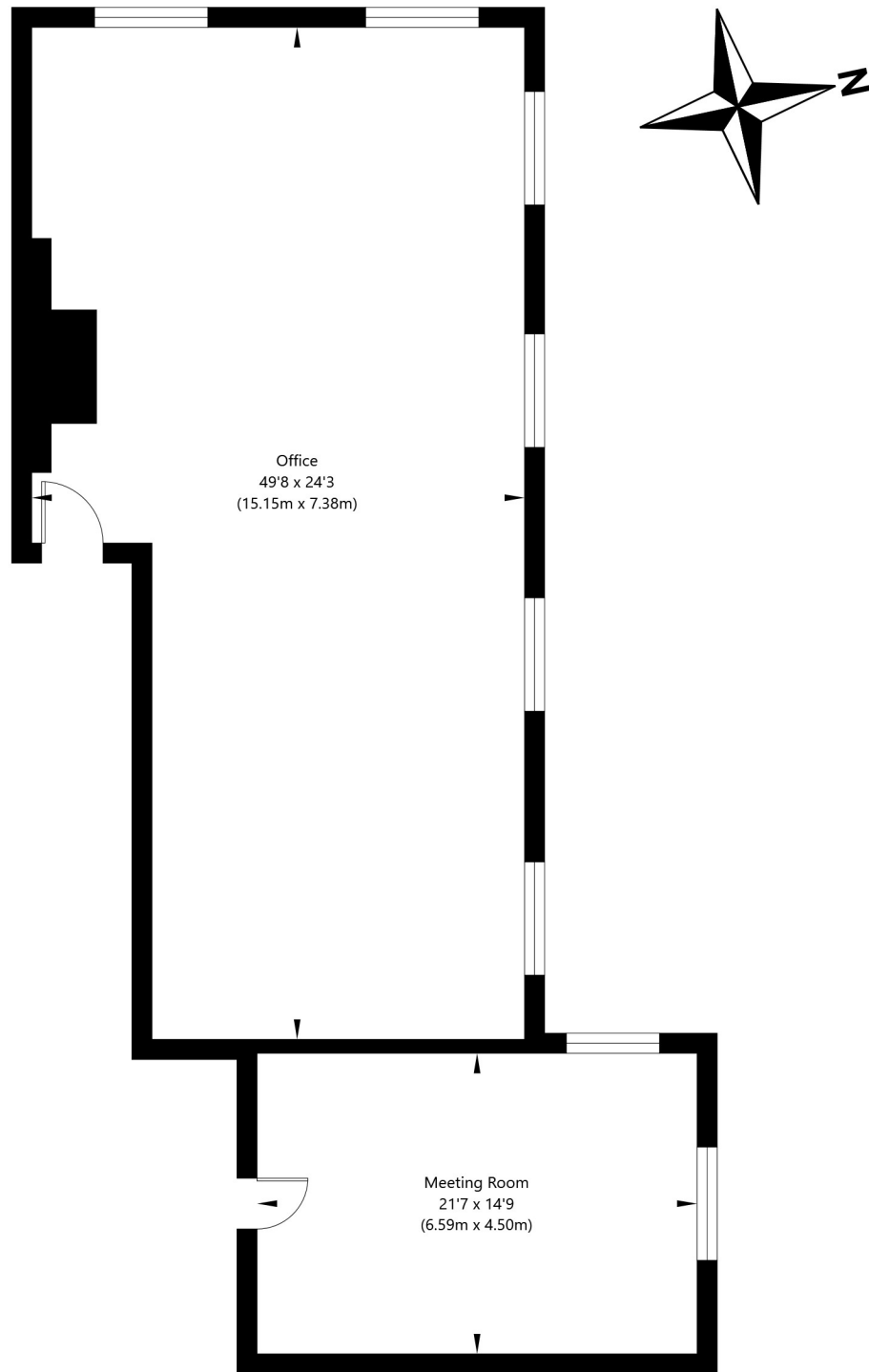
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Floor Plan 4th floor office 4.06



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Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 128.92 SQ M / 1388 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 128.92 SQ M / 1388 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.