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Investment/Development Opportunity

3, 4, 5 AND 6, VENCOURT PLACE, HAMMERSMITH, W6 9NU

14,288 SQ FT (1,327.40 SQ M)

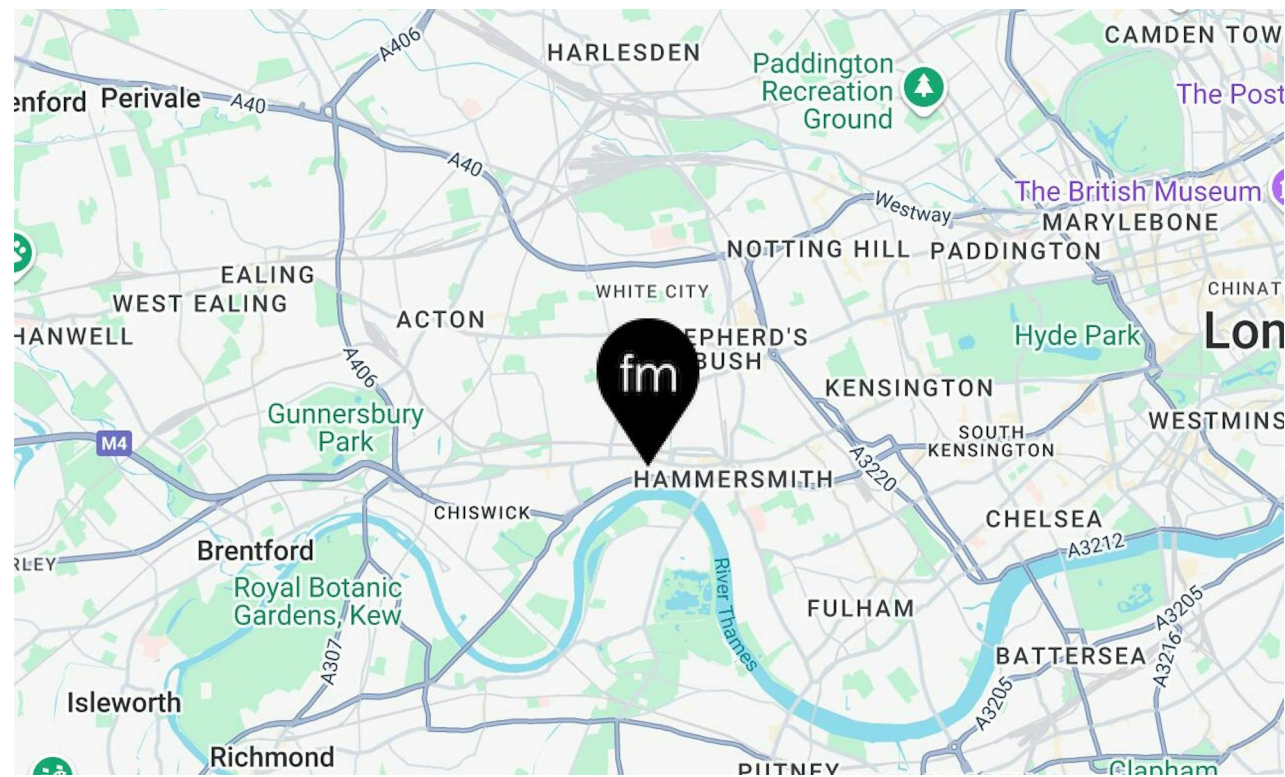
LOCATION

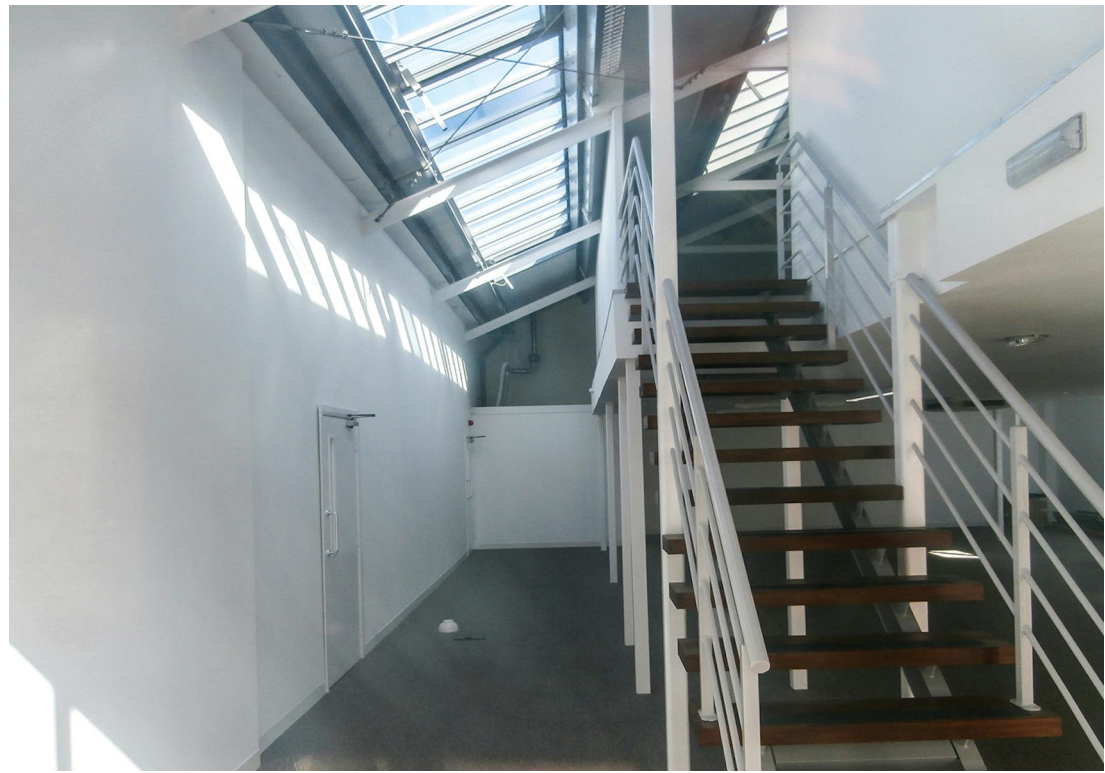
Vencourt Place is situated at the western end of King Street in Hammersmith, close to Ravenscourt Park and Chiswick High Road. Ravenscourt Park (District Line) Underground station is a 3 minute walk. Hammersmith Broadway (Picadilly, District and Hammersmith & City Lines) is one stop from Ravenscourt Park and a 10 minute walk. There is an abundance of amenity close by with extensive restaurant and shopping facilities on King Street and Chiswick High Road.

DESCRIPTION

This is a rare Investment/Development opportunity in Ravenscourt Park. Vencourt Place is comprised of four self-contained buildings let to two separate tenants. Constructed in 2001, they are two-story loft-style warehouse office buildings in a secluded environment. Each building benefits from comfort cooling, raised floors, excellent natural light and feature lighting.

The properties are suitable for redevelopment, with the surrounding properties subject to obtaining the necessary consents.





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AVAILABILITY

The accommodation comprises the following: UNIT 3 4,886 sq ft (453.90 sqm) UNIT 4 3,044 sq ft (282.78 sqm) UNIT 5 3,195 sq ft (296.82 sqm) UNIT 6 3,163 sq ft (293.84 sqm) TOTAL 14,288 sq ft (417.20 sqm)

Name	sq ft	sq m	Availability
Building - 4 self contained office buildings	14,288	1,327.40	Available
Total	14,288	1,327.40	



PRICE

Offers in excess of £7,000,000 This reflects a net initial yield of approximately 6.5%

BUSINESS RATES

Rateable value is £464,000

Rates Payable £253,344 per sq ft £17.73 per sq ft payable (2025)

SERVICE CHARGE

£3 per sq ft Quoted service charge is for 2025

VAT

Applicable

ADDITIONAL INFORMATION

[VIEW WEBSITE](#)

CONTACT



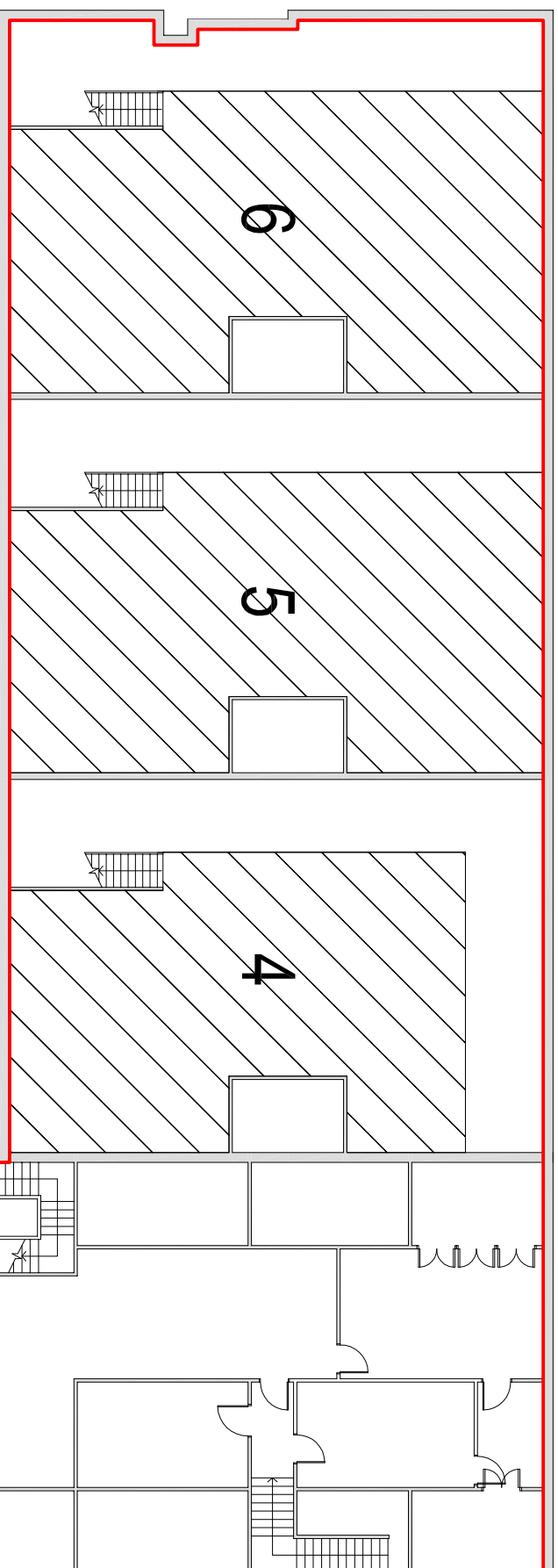
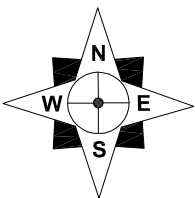
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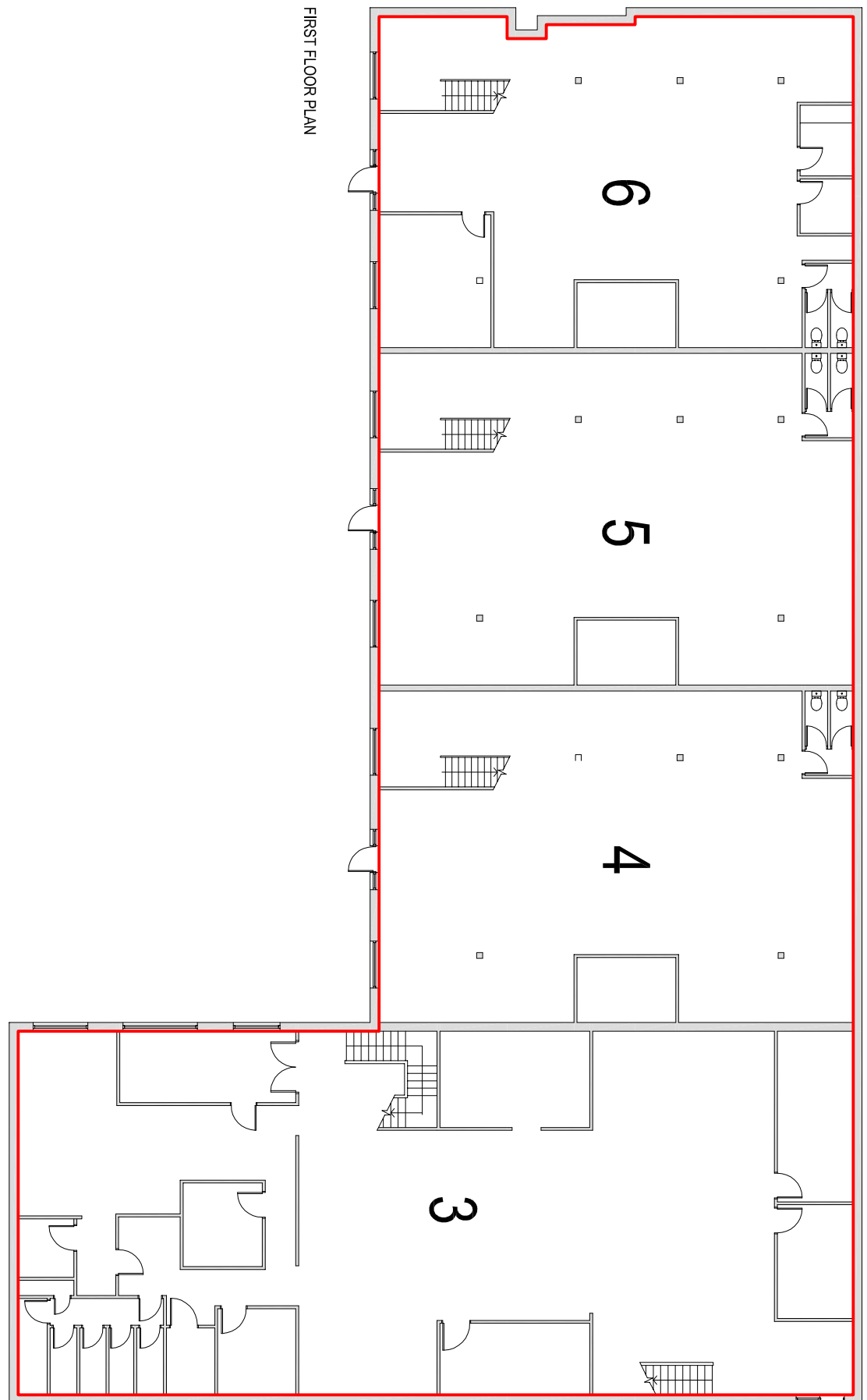
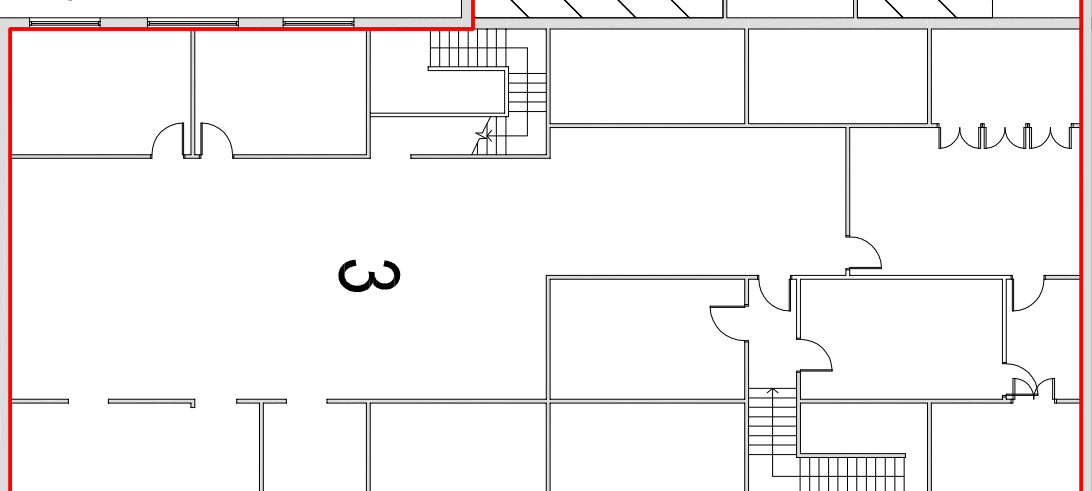


Date of Publication: June 2025

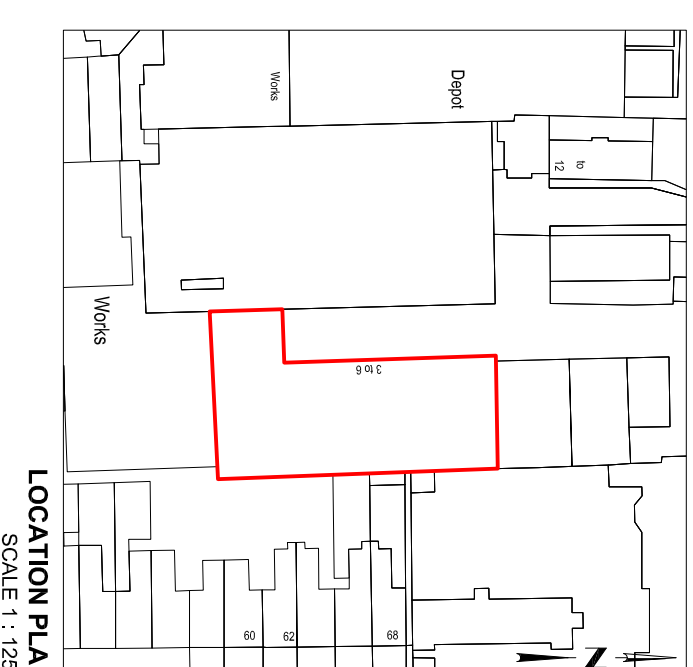
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SECOND FLOOR MEZZANINE PLAN



FIRST FLOOR PLAN



LOCATION PLAN
SCALE 1 : 1250

rev:	description:	date:	by:

— boundary of demise



Scale : For the plan to be in scale, the above scale bar must measure correct, e.g. 5 centimeters when printed.

Lease Plan
Units 3, 4, 5 & 6 Vencourt Place
Hammersmith
London W6 9NU

drawing no:	by:	date:	scale: (valid @ A3)
001	ST	July 13	1:200

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Accommodation and Tenancy:

Unit	Size	Tenant	Tenancy	Income £PA
3	4,886 sq ft (453.90 sqm)	Asprey	10 years from 9/21. Tenant break in 9/26	171,010
4	3,044 sq ft (282.78 sqm)	Asprey	10 years from 9/21. Tenant break in 9/26	106,540
5	3,195 sq ft (296.82 sqm)	Kelly Hoppen	Expires 2034. L&T breaks 27, 29 & 31	101,811
6	3,163 sq ft (293.84 sqm)	Kelly Hoppen	Expires 2034. L&T breaks 27,29 & 31	101,811
Total	14,288 sq ft (417.20 sqm)			485,180