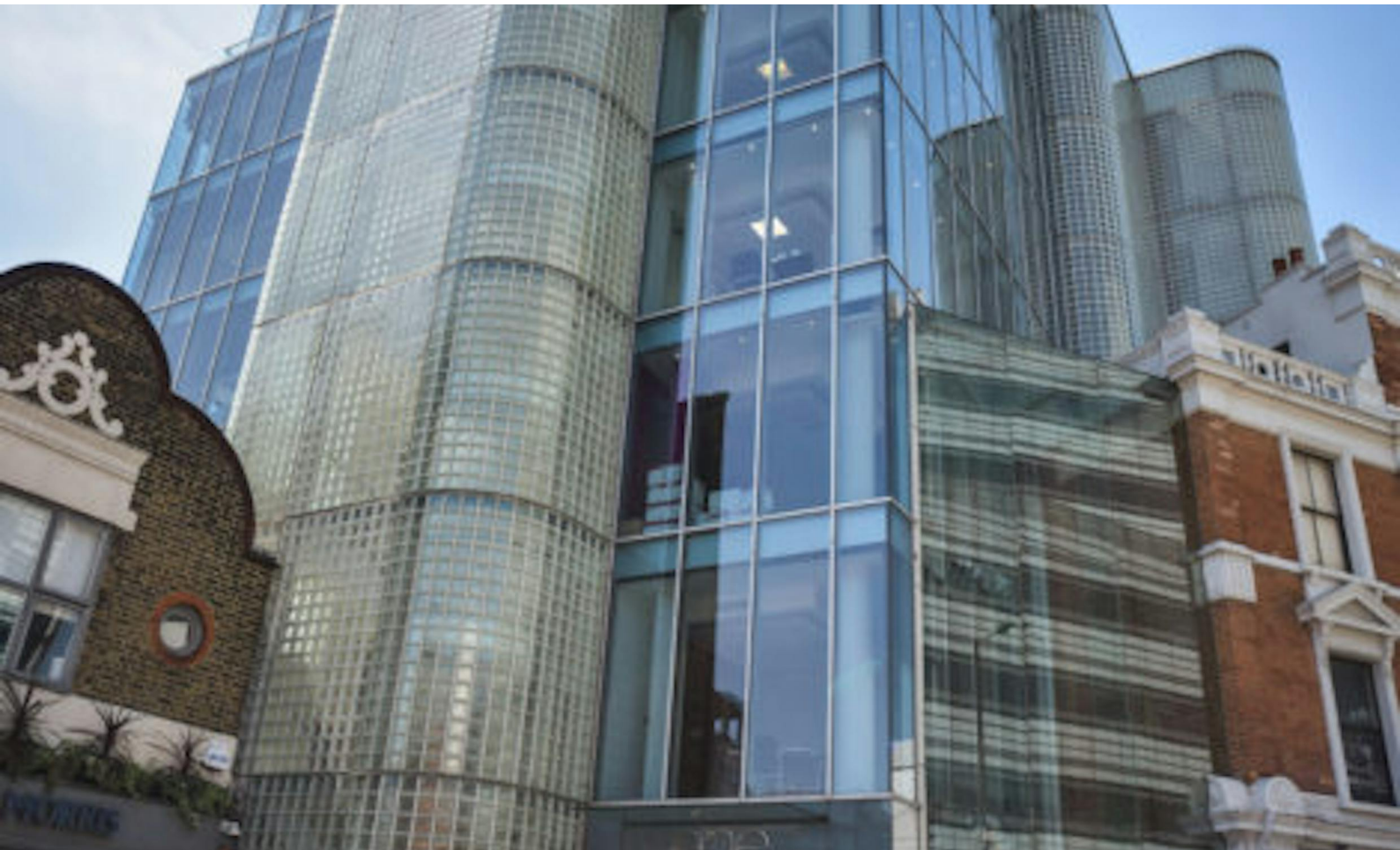




High quality offices in Central Hammersmith

Space One

1 Beadon Road, Hammersmith, W6 0EA

Office

TO LET

3,152 to 9,917 sq ft

(292.83 to 921.32 sq m)

- Air conditioning
- Two passenger lifts
- Excellent natural light
- 24/7 access
- Commissionaire
- Cycle and shower provision onsite
- Exclusive use of Romulus perks card which give access to all Romulus campus and discounts at multiple retailers

Space One, 1 Beadon Road, Hammersmith, W6 0EA

Summary

Available Size	3,152 to 9,917 sq ft
Rent	£45 - £55 per sq ft
Rates Payable	£19 per sq ft approx
Service Charge	£16.80 per sq ft
EPC Rating	D (84)

Description

The building provides high quality, modern air-conditioned offices with secure basement garage parking, direct lift access to all floors. The floors benefit from excellent natural light throughout with full height glazing.

Location

SPACEONE is situated in the heart of Hammersmith directly opposite the Hammersmith & Circle Line Underground station and within 150 metres of Centre West (Bus, Piccadilly and District Line Underground interchange) overlooking The Broadway and Lyric Square. The location benefits from excellent retail, leisure and restaurant facilities.

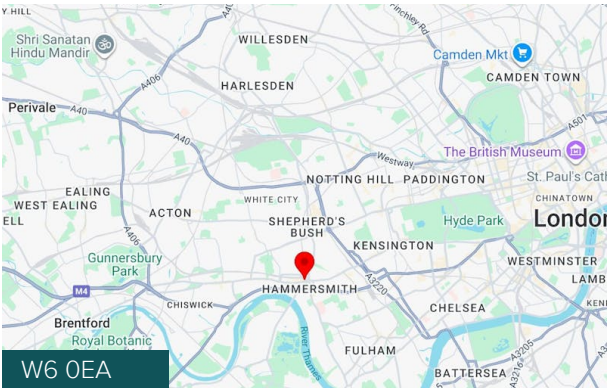
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th - Office	3,152	292.83	Available
2nd	3,550	329.81	Withdrawn
4th	3,185	295.90	Available
1st	3,580	332.59	Available
Total	13,467	1,251.13	

Viewings

By appointment through joint sole agents only.



Viewing & Further Information



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