

**135 Glenthorne Road  
Hammersmith  
London  
W6 0LJ**

**Warehouse and yard  
With Parking**

**For Sale / To Let**



**LOCATION:**

The subject property is situated fronting Glenthorne Road (A315), the main access road on the one way system in to Hammersmith from the west, and approximately ¼ mile from Hammersmith Broadway. The location offers excellent road and rail communications being approximately a 7 minute walk to Hammersmith Broadway for the Piccadilly, District, and Hammersmith and City line and Ravenscourt Park Station for the District line, which is a 5 minute walk. The A315 links directly with Hammersmith Broadway and the A4 for Central London and the west and Heathrow Airport via the M4. Hammersmith also has excellent shops, restaurants and gastro pubs and all the major banks can be found on King Street.

**DESCRIPTION:**

The property is arranged on ground floor only to provide a single storey light industrial unit with a service yard to the front. The property provides the following accommodation and dimensions:

<b>FLOOR AREA:</b>	Warehouse/Workshop:	92.0 m <sup>2</sup>	( 991 ft <sup>2</sup> )
	Yard:	219.5m <sup>2</sup>	(2,363 ft <sup>2</sup> )
	<b>Total:</b>	<b>311.5m<sup>2</sup></b>	<b>(3,353 ft<sup>2</sup>)</b>

**TERMS:** The freehold of the property is available unconditionally at a guide price of £450,000. Alternatively it can be rented at £26,000 pa exclusive.

**PLANNING:** The property previously benefitted from a Conservation Area planning consent dated 6<sup>th</sup> March 2001 for the erection of 3 storey office building of circa 4,000ft<sup>2</sup>. This consent has now lapsed but the site clearly retains development potential.

**RATES PAYABLE:** £5197.50 (2008/09)

**VIEWING:**

By arrangement with the sole agents

**Frost Meadowcroft 020 8748 1200**