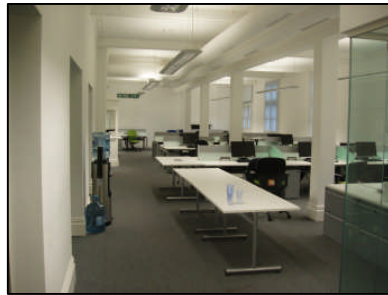


## Refurbished 1st Floor Office in attractive period building TO LET



### Colet Court, 100 Hammersmith Road Hammersmith, W6 7JP

**2,742 - 3456 ft<sup>2</sup> - 9,191 ft<sup>2</sup> (230 - 321- 853.84 m<sup>2</sup>)**

#### LOCATION:

Situated on Hammersmith Road close to its junction with Brook Green within walking distance of the café, shopping and banking facilities of central Hammersmith. Hammersmith Broadway Underground Station (Piccadilly, District and Hammersmith & City Lines) is a 5 minute walk. The A4/M4 motorway network with access to the West End, Heathrow Airport and the M25 is less than ¼ mile.

#### DESCRIPTION:

Colet Court was formerly a boarding school. It now provides modern air-conditioned offices behind this character, period façade. The 1<sup>st</sup> floor comprises a section of offices in the Grade II listed, front part of the building with more corporate offices with suspended ceilings in the modern, rear section of the floor. Amenities include:

- Air conditioning
- Raised floors
- Reception with concierge
- 2 lifts
- Carpeted/Part Hard wood floor covering
- Glass partitioning
- Car parking

**ACCOMMODATION:** A range of sizes from 2,742 to 3,456 ft<sup>2</sup> to 9,191 sq ft are available.

**RENT:** £28.00 per sq ft

**RATES PAYABLE:** £10.10 per sq ft approx

**SERVICE CHARGE:** £8.70 per sq ft approx

**VIEWING:** By appointment with the Joint Agents

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