

**Studland Hall
Studland Street,
Hammersmith, W6 0SJ**

**FREEHOLD OFFICE BUILDING
FOR SALE WITH D1 CONSENT**

Vacant possession upon completion

6,288 ft² / 584.22 m²



LOCATION:

Studland Hall is situated fronting Studland Street in the centre of Hammersmith. Studland Street, which is on the one way system that circles King Street up to Hammersmith Broadway, is an extension of the A315 and one of the main routes into Hammersmith from the west of London. Ravenscourt Park Station (District Line) is a 2 minute walk from the property and Hammersmith Broadway (Piccadilly, District and Hammersmith & City Lines) is a 7 minute walk.

DESCRIPTION:

The property is arranged over ground and on upper floor to comprise a self contained office building. Internally the offices have been partitioned to provide large open plan meeting rooms and separate offices on both the ground and first floor. The property benefits from a disabled WC on the ground floor, together with a shower room and 2 kitchens. The property has been refurbished extensively within the last year by the current tenant.

AMENITIES:

- * Good natural light
- * Air Cooling / Cat V Cabling
- * Disabled WC's and shower / WC

FLOOR AREAS: The gross internal area is as follows:

Ground Floor:	3,144ft ²	(292.11m ²)
First Floor:	3,144ft ²	(292.11m ²)
Total:	6,288ft ²	(584.22m ²)

RATES PAYABLE: £22,345 per annum (2010/2011)

PRICE: **£1.8 Million**

VIEWING: By appointment with the sole agents:

Shaun Wolfe
Frost Meadowcroft
020 8748 1200

Ed Kudish
Grant Mills Wood
020 7494 6378