

# HAMMERSMITH 2 CAMBRIDGE COURT Self-Contained Office Building To Let

## LOCATION

The subject property is located on Shepherds Bush Road in close proximity to both Hammersmith Broadway and Brook Green.

Hammersmith Underground Station (Piccadilly, District, Hammersmith & City lines) is located a couple of minutes' walk from the property. There is good access to Heathrow and the M25 via the M4 motorway, as well as easy access into Central London.

## ACCOMMODATION

The premises are arranged over four floors and benefit from having a modern fit out and the dedicated use of one parking space.

Ground Floor	604 sq/ft
First Floor	610 sq/ft
Second Floor	610 sq/ft
Third Floor	579 sq/ft
Total	2,403sqft

Features of the space include;

- Independent heating and cooling by floor
- Good natural light
- Perimeter trunking
- Two toilets and shower
- Roof terrace to the rear
- Car parking space plus business parking permits

## LEASE

A new FRI lease is available for a term to be agreed.

## TIMING

November 2021.



## RENT

£30 per square foot.

## RATES

Estimated at £ 12.25 psf.  
(2020/2021)

Interested parties are advised to make their own enquiries with the relevant Local Authority.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

Available on request.

## VIEWINGS:

Strictly by appointment through joint agents:

Crump Winter  
Mike Crump: [mike@crumpwinter.com](mailto:mike@crumpwinter.com)  
Tel: 07970 274 222

Blanchflower Lloyd Baxter  
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*These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.*

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