

26-28 HAMMERSMITH  
GROVE



# FRESH APPROACH

THE RECEPTION HAS UNDERGONE A COMPREHENSIVE REFURBISHMENT TO CREATE A NEW BREAK OUT, MEETING AND SEATING AREA ALONG WITH A NEW CAFÉ AT THE FRONT OF THE BUILDING.





# EARLY MEETING

A NEW CAFE IS AT THE FRONT OF THE BUILDING WITH STREET ACCESS AND EXTERNAL SEATING.





FITNESS FIRST ARE LOCATED ON THE LOWER GROUND FLOOR AND OFFERS YOU EVERYTHING YOU NEED TO REACH YOUR HEALTH AND FITNESS GOALS. THERE ARE ALTERNATIVE GYMS NEARBY AND THE RIVER THAMES FOOT PATH, IF YOU FANCY A RUN.

# TIME TO WORK OUT





# OUT AND ABOUT

HAMMERSMITH PROVIDES GREAT LOCAL AMENITIES INCLUDING THE KINGSMALL AND BROADWAY SHOPPING CENTRES, INDEPENDENT RETAILERS, COFFEE SHOPS AND AN ABUNDANCE OF RESTAURANTS.





WITH SUITE SIZES VARYING FROM 546 SQ FT TO WHOLE FLOORS OF 17,696 SQ FT WITH A VARIETY OF SUITE SIZES IN BETWEEN. THE BUILDING OFFERS OCCUPIERS MAXIMUM FLEXIBILITY IN TERMS OF THE OCCUPATION NEEDS.

# WORK SPACE



- |  |  |   |   |  |   |
|--|--|---|---|--|---|
| <br>AIR CONDITIONING    | <br>FULL ACCESS<br>RAISED FLOORS                      | <br>LED LIGHTING | <br>6 X 12 PERSON<br>PASSENGER LIFTS | <br>DEDICATED<br>GOODS LIFT | <br>EXCELLENT ON-SITE<br>CAR PARKING<br>FACILITIES           |
| <br>NEW ON SITE<br>CAFÉ | <br>ON SITE GYM<br>& SWIMMING POOL<br>(FITNESS FIRST) | <br>SHOWERS      | <br>BIKE<br>STORAGE                  | <br>24 HOUR<br>SECURITY     | <br>COLLABORATIVE SPACE<br>& MEETING ROOMS<br>(GROUND FLOOR) |



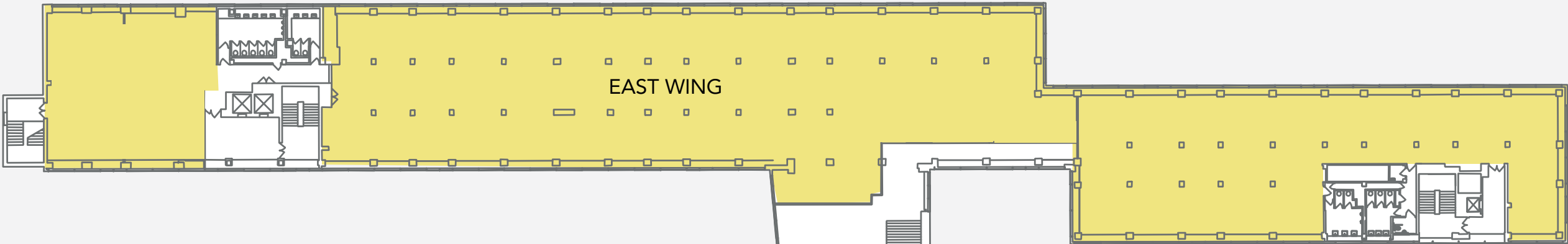




# FLEXIBLE SPACE

THE FLOORS OFFER FLEXIBILITY TO BE SPLIT INTO OCCUPIER REQUIREMENTS

SPACE AVAILABLE FROM 546 SQ FT



WEST WING (approx net internal areas)

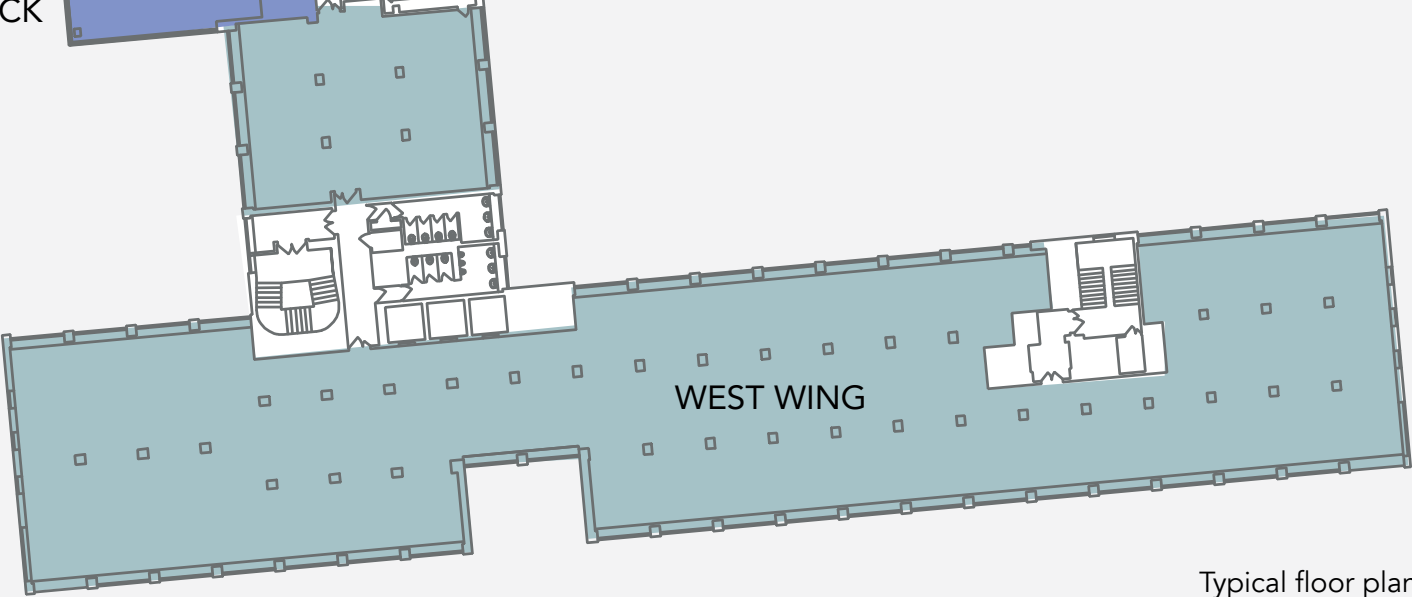
Available space	(sq ft)	(sq m)
11th floor Tower	3,127	291
10th floor Tower	3,123	290
9th floor Tower	3,135	291
1st floor Mezzanine	1,004	92
1st floor West Wing	6,218	578
Ground floor West Wing	5,941	552
Total	22,548	2,094

EAST WING (approx net internal areas)

Available space	(sq ft)	(sq m)
5th floor	17,552	1,631
4th floor	17,696	1,644
3rd floor (North)	9,597	892
2nd floor (North)	11,255	1,046
Total	56,100	5,213

LINK BLOCK (approx net internal areas)

Available space	(sq ft)	(sq m)
5th floor	546	51
2nd floor	580	54
Total	1,126	105



Typical floor plan

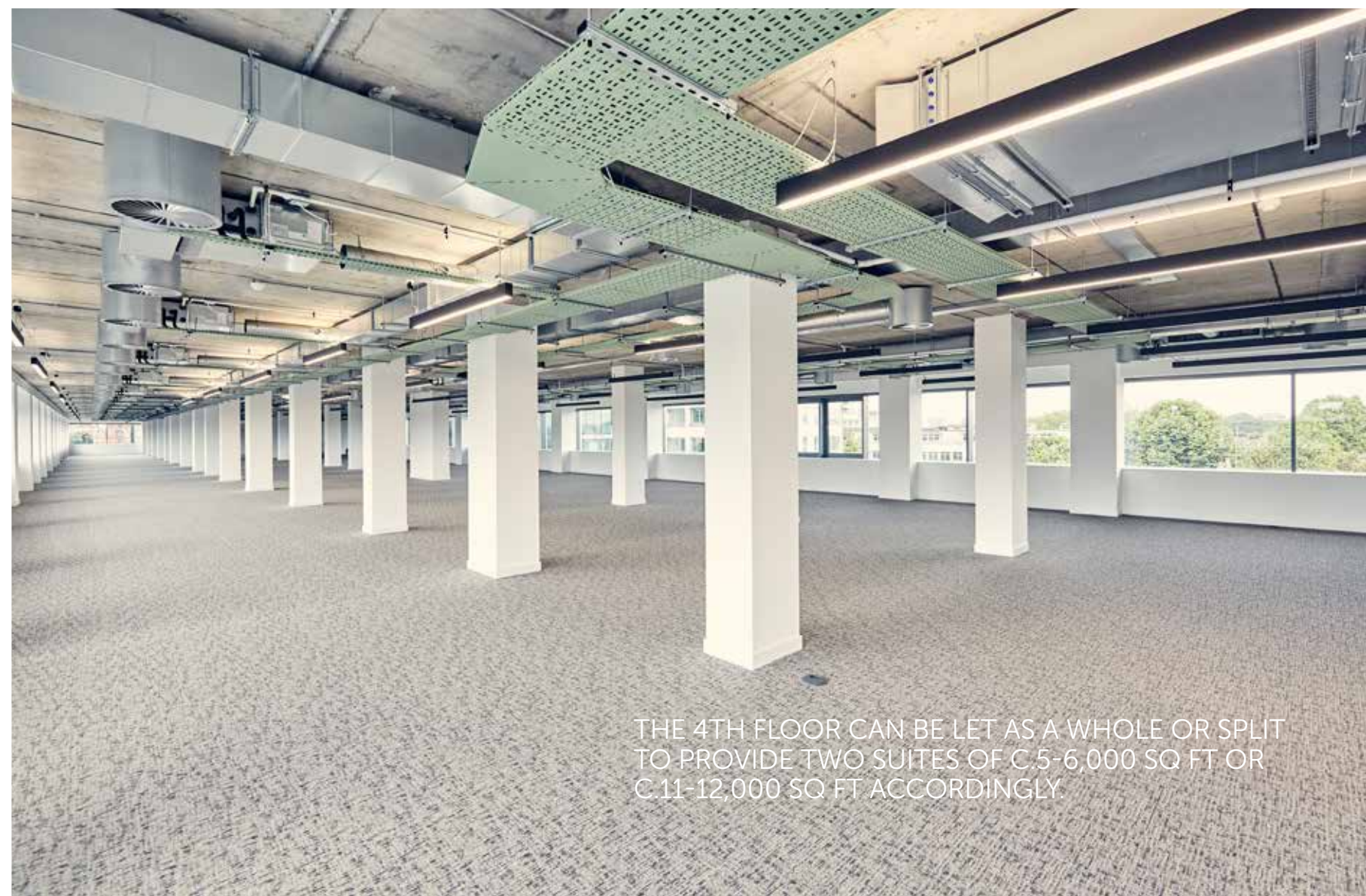


# COMPLETELY TRANSFORMED



- THE FOURTH FLOOR HAS BEEN NEWLY REFURBISHED TO PROVIDE
- NEW HIGH EFFICIENCY HEAT RECOVERY VRV AIR CONDITIONING
  - TWO LOCAL HEAT RECOVERY VENTILATION UNITS
  - NEW LED LIGHTING
  - SUSPENDED LINEAR LED LIGHT FITTINGS
  - FULL ACCESS RAISED FLOOR
  - NEW MALE, FEMALE AND ACCESSIBLE WC'S.
  - NEW CHIC LOUNGE LOBBY AREA WITH GEOMETRIC FEATURE GLAZING





THE 4TH FLOOR CAN BE LET AS A WHOLE OR SPLIT  
TO PROVIDE TWO SUITES OF C.5-6,000 SQ FT OR  
C.11-12,000 SQ FT ACCORDINGLY



# GETTING AROUND

HAMMERSMITH FORMS THE GATEWAY TO LONDON, STRATEGICALLY POSITIONED FOR BUSINESS. EXCELLENT ROAD AND PUBLIC TRANSPORT LINKS CONNECT HAMMERSMITH TO CENTRAL LONDON AND THE NATIONAL MOTORWAY NETWORK VIA THE M25.



**By Underground**

Paddington	12 minutes
Victoria	14 minutes
Green Park	14 minutes
Charing Cross	20 minutes
Waterloo	22 minutes
King's Cross	24 minutes
Heathrow Airport	32 minutes
Liverpool Street	32 minutes

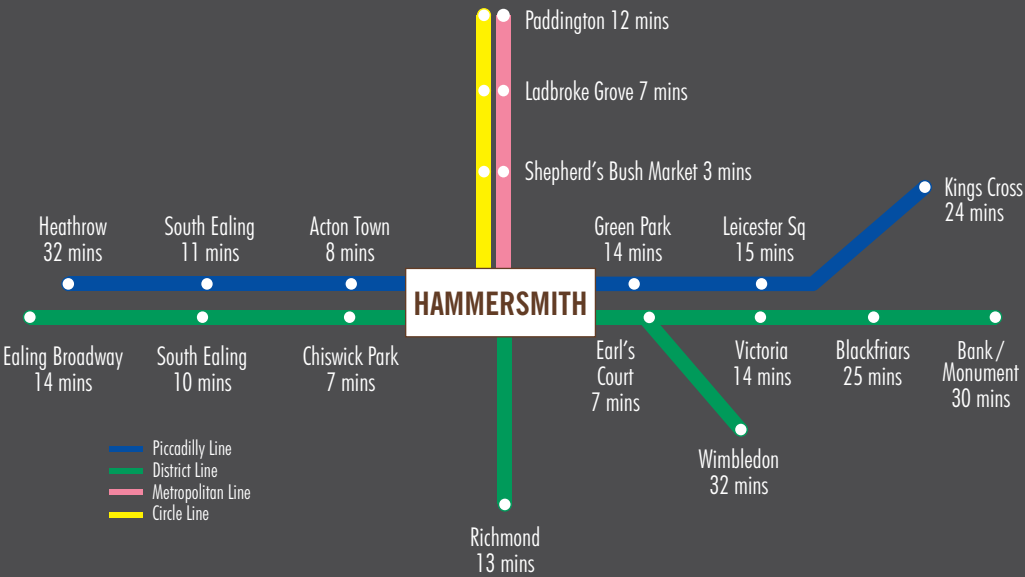
Source: London Underground



**By Road**

London	5 miles
Heathrow Airport	12 miles
M40 J1a	15 miles
M4 J1	2 miles
M25 J15	12 miles
M3 J1	11 miles

Source: RAC Route Planner



**Local Amenities**

**Shopping**

1. Lyric Square
2. King's Mall
3. The Broadway

**Hotels**

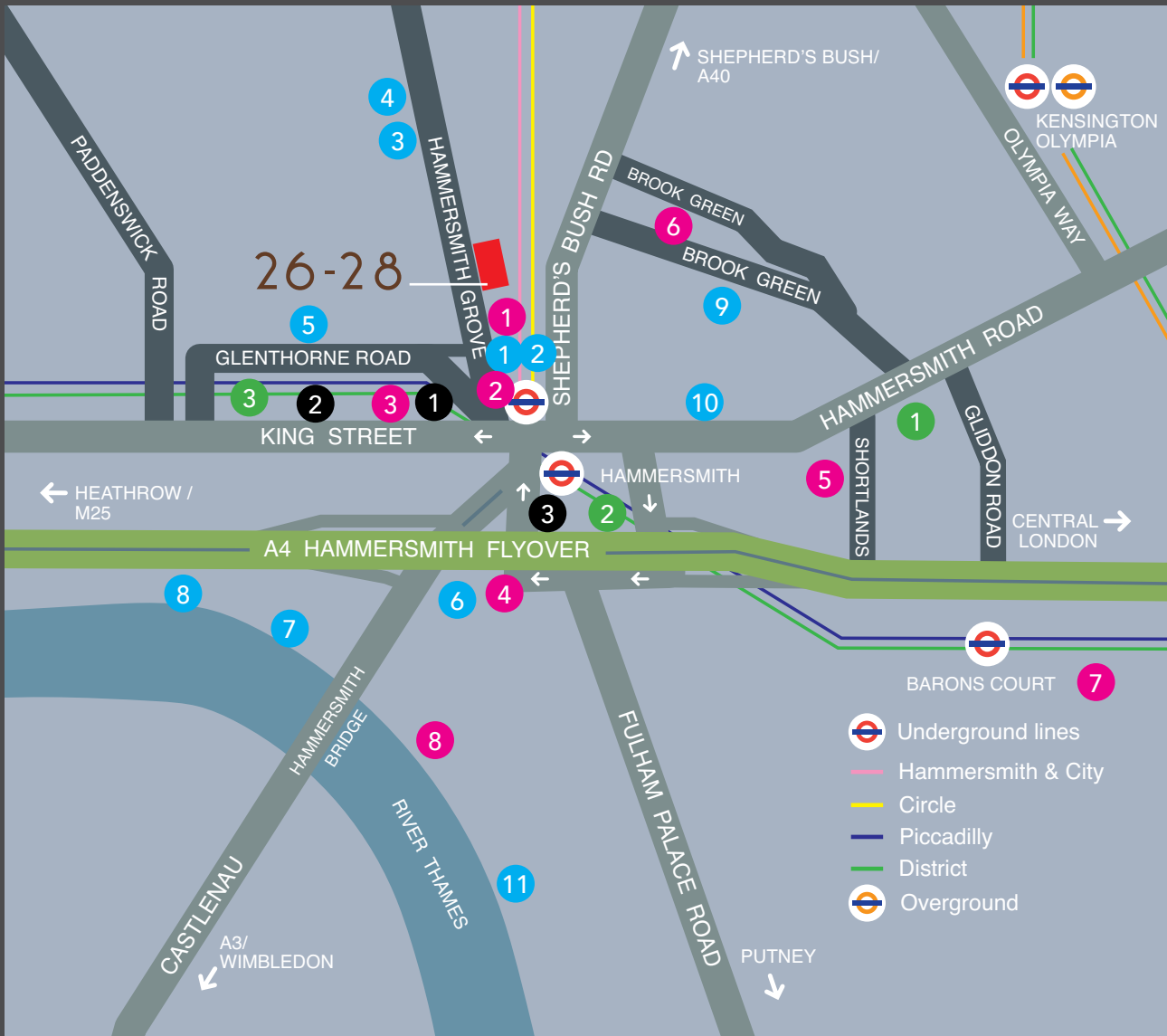
1. St Paul's Hotel
2. Novotel
3. Holiday Inn

**Lifestyle / Entertainment**

1. Fitness First
2. Boom Cycle
3. Lyric Theatre
4. Hammersmith Apollo
5. Virgin Active
6. Brook Green Tennis club
7. The Queens Club
8. Riverside Studios

**Restaurants and Pubs**

1. Bills
2. Byron
3. The Grove
4. Bertotti
5. The Stonemason's Arms
6. The Gate
7. The Rutland Arms
8. The Dove
9. Queens Head
10. Suzu Japanese
11. River Café



4

underground  
lines

12

miles to  
Heathrow  
Airport

14

minutes to  
the West End

12

minutes to  
Paddington



# 26-28 HAMMERSMITH GROVE

## TERMS

Upon application.

## VIEWING

Strictly by appointment through the joint agents.



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