

32 Galena Road

HAMMERSMITH, LONDON W6 0LT

TO LET/FOR SALE – A contemporary and well-proportioned self-contained Office Building with parking in the heart of Hammersmith.



To Let

Ground Floor: £49,500 p/a
First Floor: £62,500 p/a
Second Floor: £57,000 p/a

*please note prices are exclusive of VAT

For sale

Potential Residential
Development Opportunity
Subject to Planning

Winkworth

Development & Commercial Investment

OFFICE INVESTMENT/ DEVELOPMENT OPPORTUNITY – Prime Hammersmith



- Attractive, self-contained flagship building
- Recently refurbished office space
- Arranged across 3 floors
- Available with Parking
- Excellent, discreet location
- Close to Hammersmith Station

Location

This attractive building is located just off the primary thoroughfare of King Street, within a few minutes' walk of Hammersmith Central. The immediate area has also been scheduled for major public realm and infrastructure improvement by Hammersmith and Fulham Council which has and will continue to enhance the area. The offices benefit highly from excellent access to Central London via the Hammersmith & City, District and Piccadilly Lines – Heathrow airport is also a short distance by car or public transport. King Street is also serviced by several bus routes heading in all directions.



Local Redevelopment

The immediate area is scheduled for major redevelopment and improvement with the London Borough of Hammersmith & Fulham for the new Town Hall, council offices, a new cinema and a mix of retail, housing, and offices. The broader district remains a key target for significant urban re-development.



AVAILABLE SIZE: 1,480 SQ FT/137.5 SQ M – 5,016 SQ FT/466 SQ M
RENT: £39.50/P/SF
RATES PAYABLE: UPON APPLICATION
EPC RATING: C (60)
SERVICE CHARGE: UPON APPLICATION

Description

These modern offices are arranged over three floors and provide all of the excellent facilities that an occupier would require. Arranged in a mostly open-plan configuration with some private offices and meeting rooms, these sprawling offices have been subject to a recent refurbishment and enjoy high levels of natural light due to the building's multiple aspects. These fantastic offices benefit from air conditioning throughout, private kitchens on each floor and high-speed broadband as well as the use of 2 parking spaces.

GROUND FLOOR

The ground floor benefits from its own dedicated front entrance leading into the main office space, which is split into two distinct main offices. This area also provides a private kitchen and washrooms, a private outside area and ample storage.

FIRST FLOOR

The first floor, if taken in conjunction with the ground floor will benefit from the dedicated entrance, although access is also provided by an ancillary shared stairway. This floor comprises of a large, open-plan office space, a private office, and a meeting room. The first floor also has its own WC's and kitchen area.

SECOND FLOOR

Finally, the second floor, laid out similarly to the ground and first floor, enjoys the same conveniences although differs in the number of private offices – extending to four.

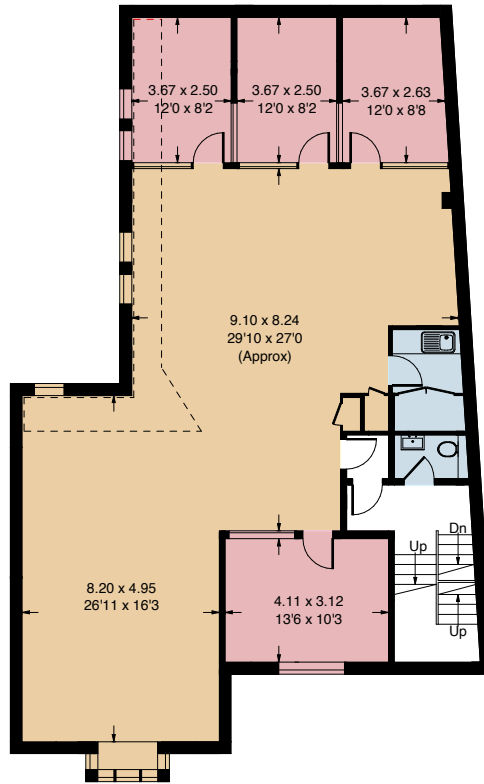


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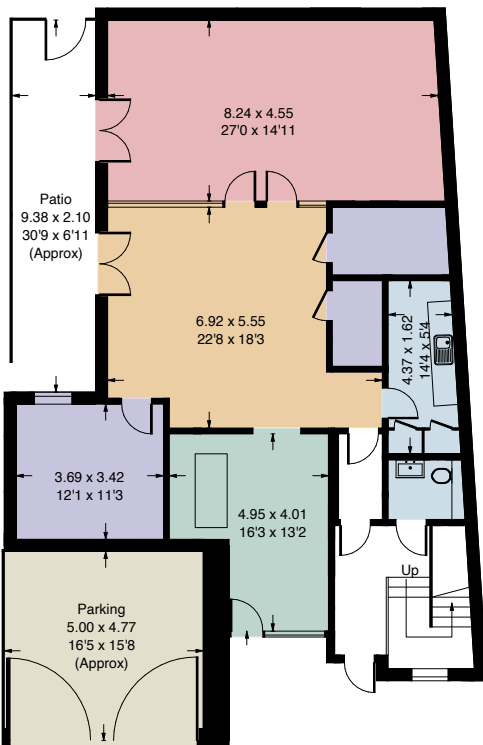
Approx. Gross Internal Area
 Ground Floor = 137.5 sq m / 1480 sq ft
 First Floor = 166.5 sq m / 1792 sq ft
 Second Floor = 162 sq m / 1744 sq ft
 Total = 466 sq m / 5016 sq ft



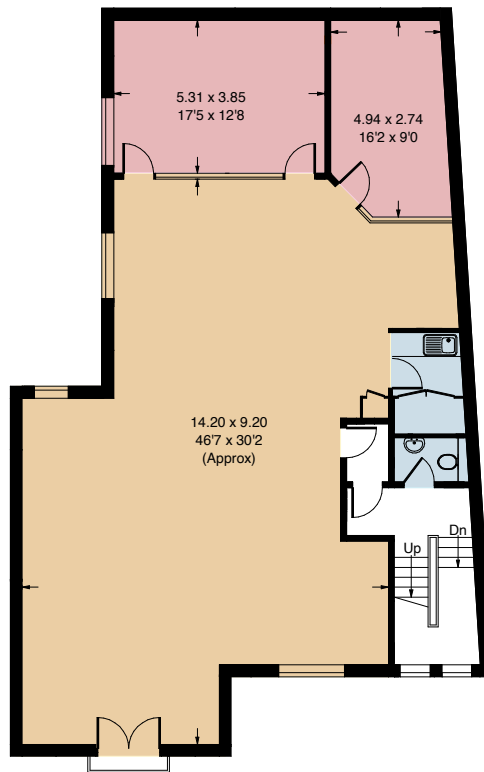
- - - = Reduced headroom
 below 1.5 m / 5'0"



Second Floor



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

RENT

£39.50 p/sq/ft.

RATEABLE PAYABLE

Upon Application.

TENURE

Freehold.

OFFICES

(USE CLASS E): 5,016 sq ft / 466 sq m.

LOCAL AUTHORITY

London Borough of Hammersmith & Fulham.

VAT

To Be Confirmed.

LEGAL COSTS

Each party is to pay their own legal costs.

VIEWINGS

Strictly by appointment with Sole Agents Winkworth Commercial on 020 7355 0285.





FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the sole disposal agents.



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