



STUDIO STYLE OFFICE 3,156 SQ FT

HAMMERSMITH STUDIOS

55A YELDHAM ROAD HAMMERSMITH W6 8JF

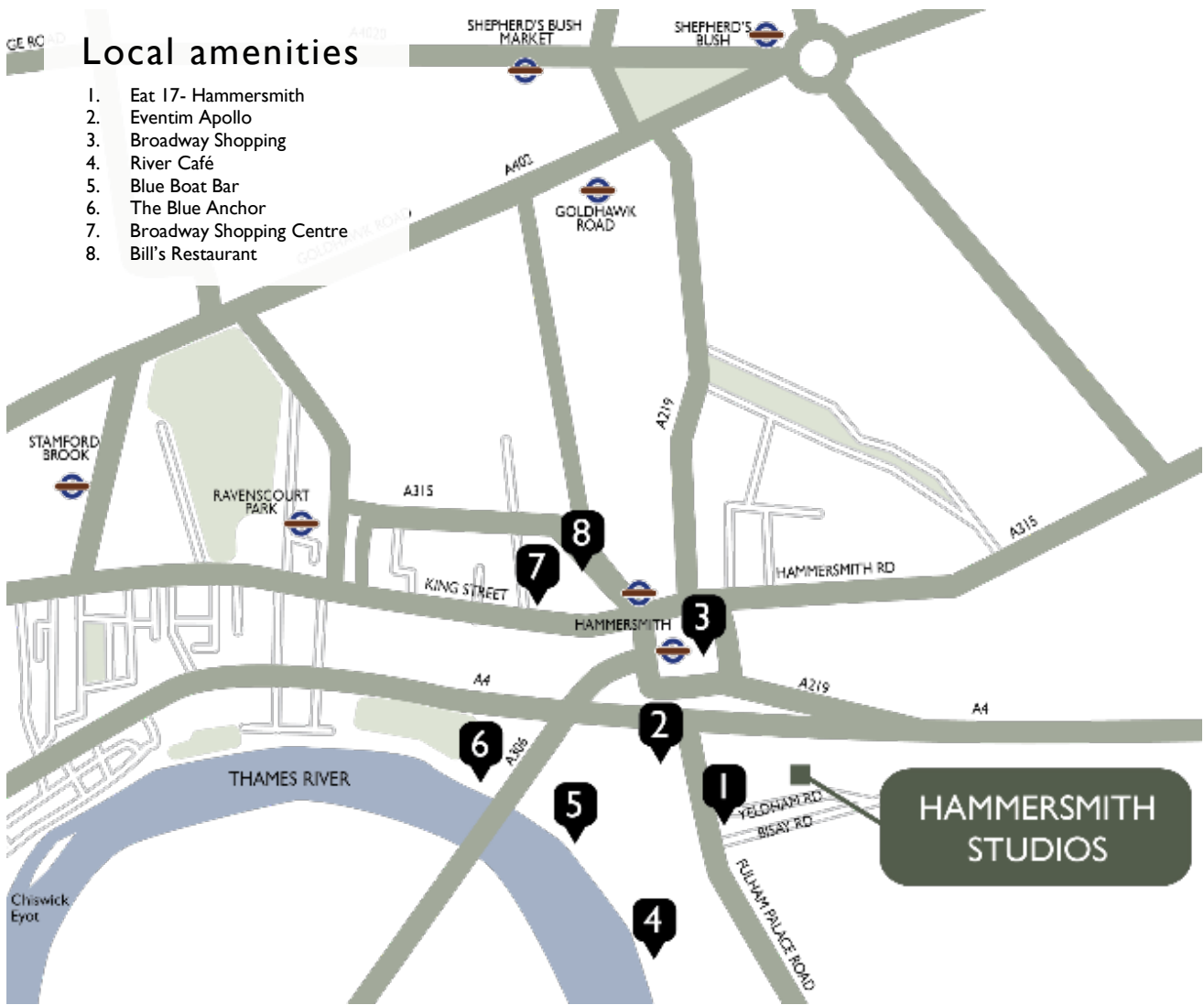
Gallery



Amenities

- Self-contained
- Independent heating
- Air-cooling
- Perimeter trunking
- Wooden floor
- New kitchen
- LED lighting
- WC's & Shower
- Electric gates
- Onsite parking for 5 cars





Local amenities

1. Eat 17- Hammersmith
2. Eventim Apollo
3. Broadway Shopping
4. River Café
5. Blue Boat Bar
6. The Blue Anchor
7. Broadway Shopping Centre
8. Bill's Restaurant

Location

Situated on Yeldham Road via Fulham Palace Road on the south side of Hammersmith Broadway, in a secure, gated mews development. Hammersmith Broadway is a 5 minute walk. A4/M4 access to the West End, Heathrow Airport and the M25 via Fulham Palace Road.

TRANSPORT

Hammersmith Underground

(Piccadilly, District, Hammersmith, and City & Circle Lines)
5 min walk

Description

A self-contained studio office building arranged over ground and first floor. The recently refurbished offices are open plan throughout and the property benefits from an area to the side providing space for up to 5 cars.

Accommodation

Building One

| Floor | Size sq ft (sq m) | Rates 2024/25 |
|--------------|-------------------------------|------------------|
| First | 1,195 sq ft (111 sq m) | £10.75 per sq ft |
| Ground | 1,970 sq ft (183 sq m) | £12.66 per sq ft |
| Total | 3,165 sq ft (294 sq m) | |

- Rent £35 per sq ft
- Terms Available on a new lease on flexible terms to be agreed.
- Estate charge £2 per sq ft approximately (+ insurance & water rates)
- Rates See table above to be confirmed with local authority.
- EPC Rated B

Contact

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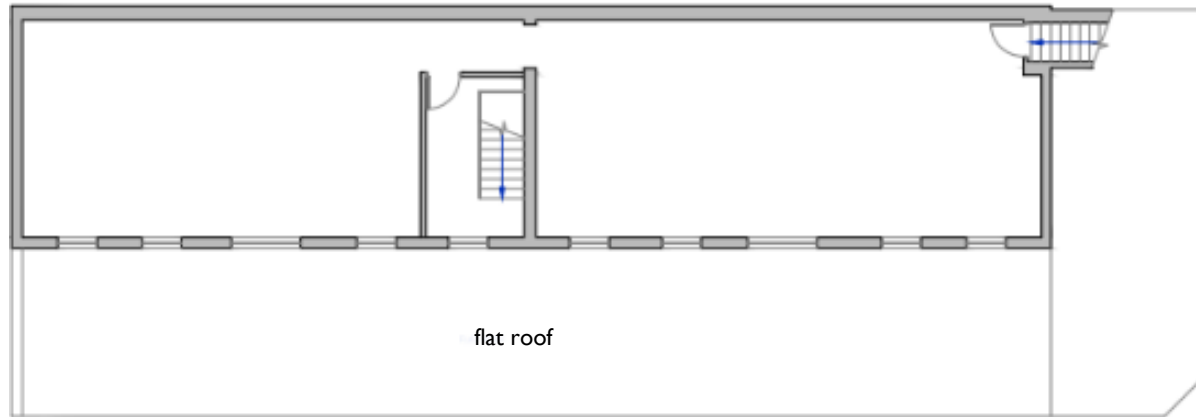
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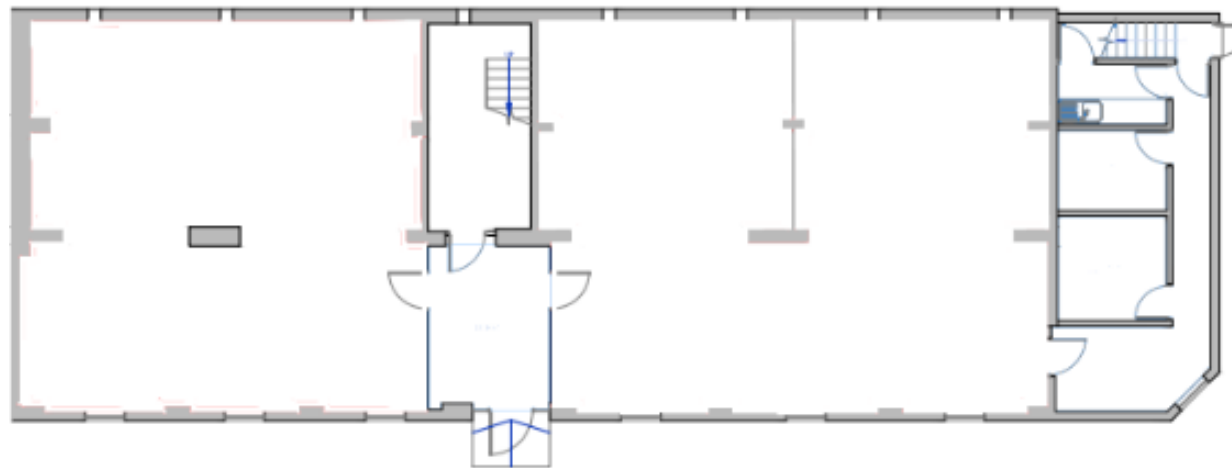
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Plans



First floor



Ground floor