

LILLA HUSET

191 Talgarth Road
Hammersmith W6 8BJ

13,500 sq ft
self-contained building



THE BUILDING

Lilla Huset translates to “Little House” in Swedish, although not little by most standards, the building is considerably smaller than its neighbour, the landmark Ark office building. Previously occupied by Hammersmith & Fulham Council for its archive and storage space the building provides a combination of spaces that would be of interest to a variety of users, particularly those who need space other than just pure offices such as studios, exhibition space, storage or creative uses.

Nestled between the Ark and the new Premier Inn Hotel development, the building is just a few minutes walk from Hammersmith Broadway. The ground floor of the Ark offers a contemporary café area open to the public and the building may also be able to offer complimentary services to an occupier of Lilla Huset as it is in the same ownership.



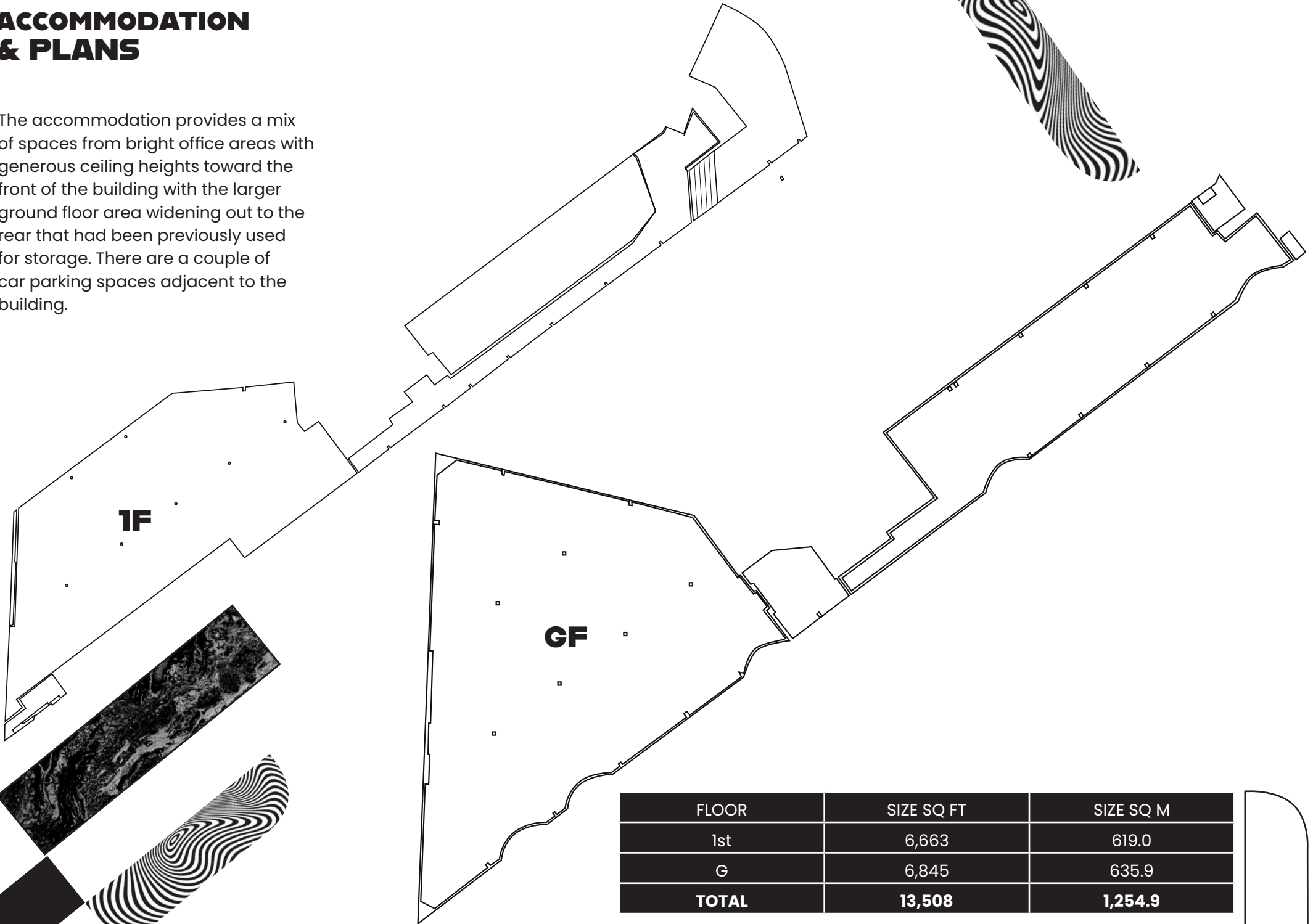
**LILLA HUSET
ADJACENT TO
THE ICONIC ARK**

THE GALLERY



ACCOMMODATION & PLANS

The accommodation provides a mix of spaces from bright office areas with generous ceiling heights toward the front of the building with the larger ground floor area widening out to the rear that had been previously used for storage. There are a couple of car parking spaces adjacent to the building.

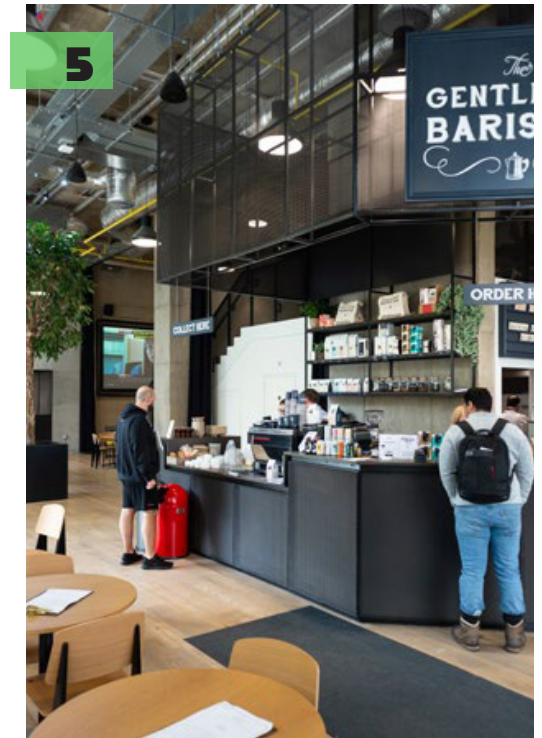


FLOOR	SIZE SQ FT	SIZE SQ M
1st	6,663	619.0
G	6,845	635.9
TOTAL	13,508	1,254.9

WHATS LOCAL

You will never be stuck for inspiration in this pocket of London whether you are looking for a for a quick cuppa or a lunchtime spot, you will find a selection of restaurants from independent baristas, vegan cafés to Asian banquets – there is something to suit everyone.

And it doesn't stop there, Hammersmith boasts some impressive places for a bite to eat.



1. OLD SHIP
2. THE BLUE BOAT
3. THE RUTLAND ARMS
4. ANTIPODE
5. THE GENTLEMEN BARISTAS

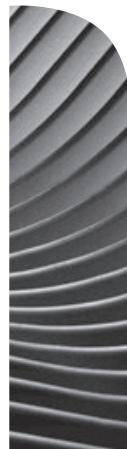


CULTURE & CREATIVITY



More and more Londoners are drawn to Hammersmith to discover the growing arts scene that's on offer. Riverside Studios showcases the work of up and coming artists and Lyric theatre hosts stand-out performances not to be missed.

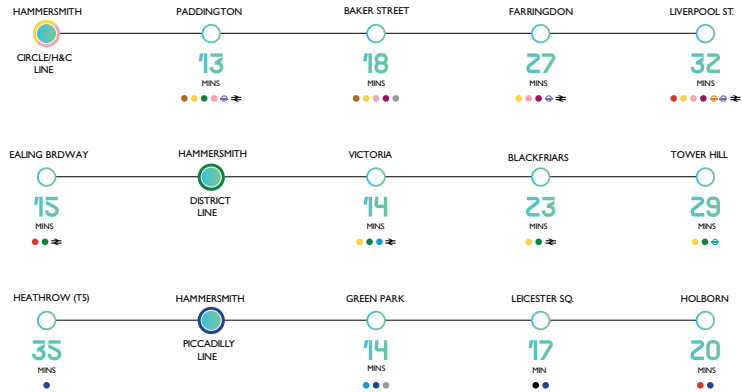
1. EVENTIM APOLLO
2. RIVERSIDE STUDIOS
3. THAMES PATH
4. LYRIC THEATRE



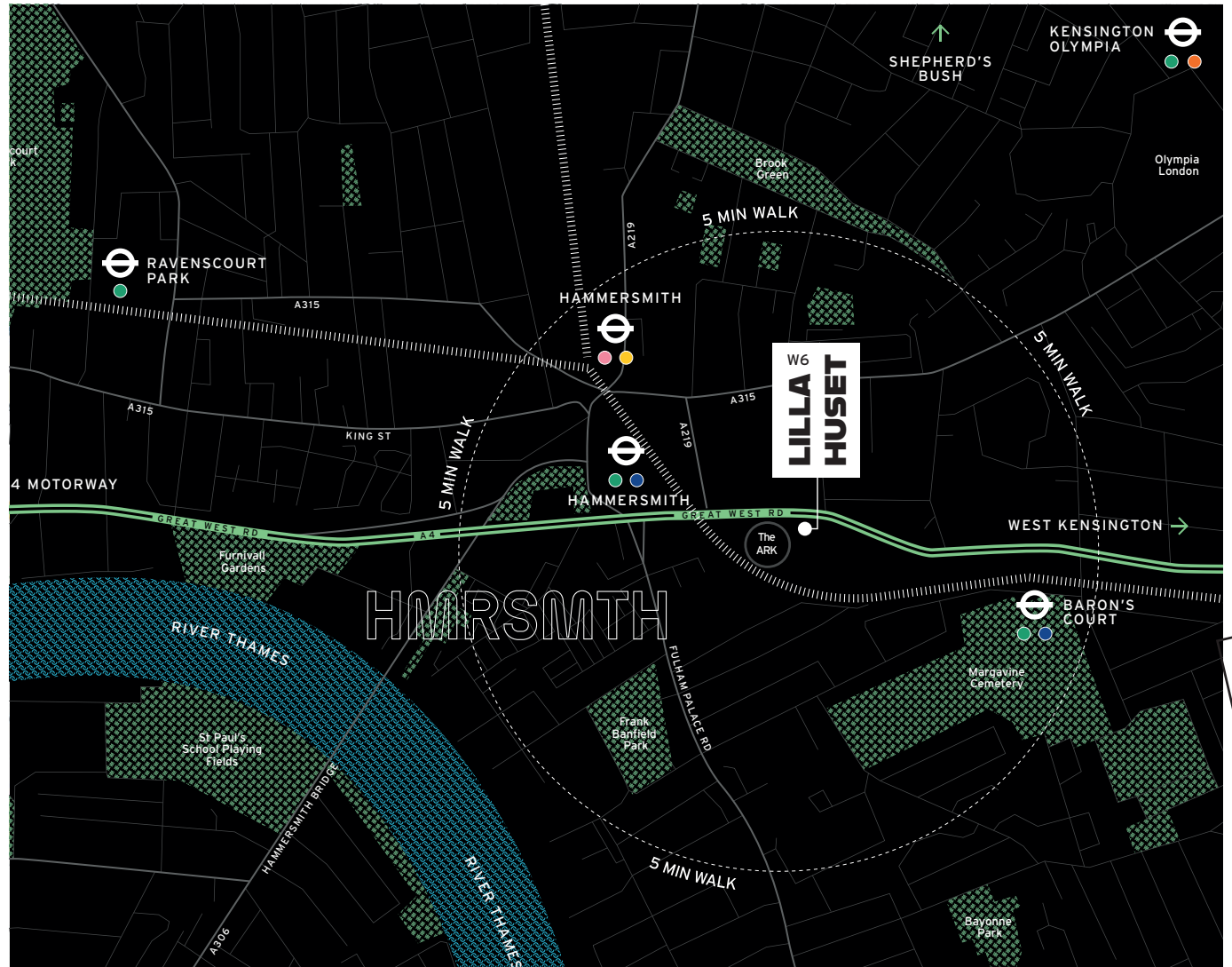
CONNECTIONS & LOCATION

Situated beside the Thames, where runners and cyclists take full advantage of the tracks in place, it provides the perfect remedy to a long day at work.

There are a selection of fitness and leisure centres nearby, including a Virgin Active, Boom Cycle and Surge Fitness that provide an incredible platform for workouts and wellbeing.



- BAKERLOO
- CENTRAL
- CIRCLE
- DISTRICT
- HAMMERSMITH & CITY
- JUBILEE
- METROPOLITAN
- NORTHERN
- PICCADILLY
- VICTORIA
- ⊕ LONDON OVERGROUND
- ⊕ DOCKLANDS LIGHT RAILWAY
- ⊕ ELIZABETH LINE
- ≡ NATIONAL RAIL



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**NEXT DOOR...
THE ARK CAFE**



THE DETAILS & CONTACTS

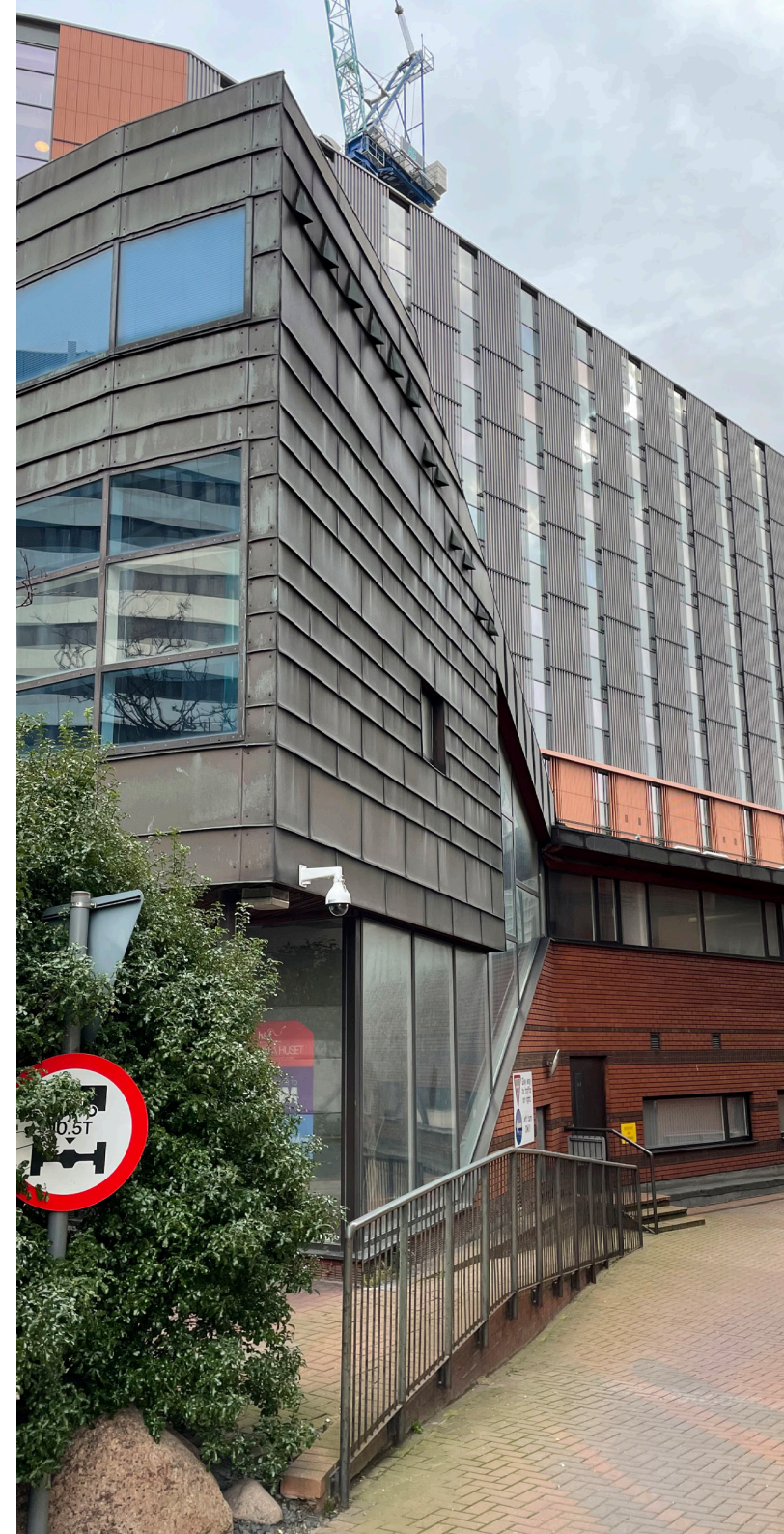
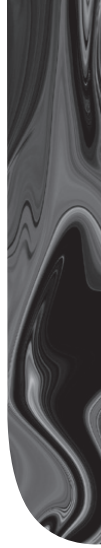
RENT
£25 per sq ft

SERVICE CHARGE
To be confirmed

RATES
£9.88 per sq ft approximately
(£125,184 per annum) To be confirmed
with local authority

TERMS
Available on a new lease on flexible
terms to be agreed.

EPC
C 66



*Misrepresentation Act 1967:
These particulars are believed to
be correct but their accuracy is
not guaranteed and they do not
form part of any contract. Unless
otherwise stated, all prices and
rents are quoted exclusive of VAT*



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