



# mission works

41 Iffley Road  
Brackbury Village  
Hammersmith  
W6 0PB

to let  
7,000 sq ft

A stunning  
contemporary  
converted church,  
offering fully  
fitted open plan  
work space,



## specification

- Mezzanines giving flexible, open-plan office/studio spaces
- Cycle store
- New showers, superloos & tea points
- New feature staircases
- New lighting & power outlets
- New gas fired heating
- New mechanical air supply & extraction system
- Slate-tiled roof

## HISTORY

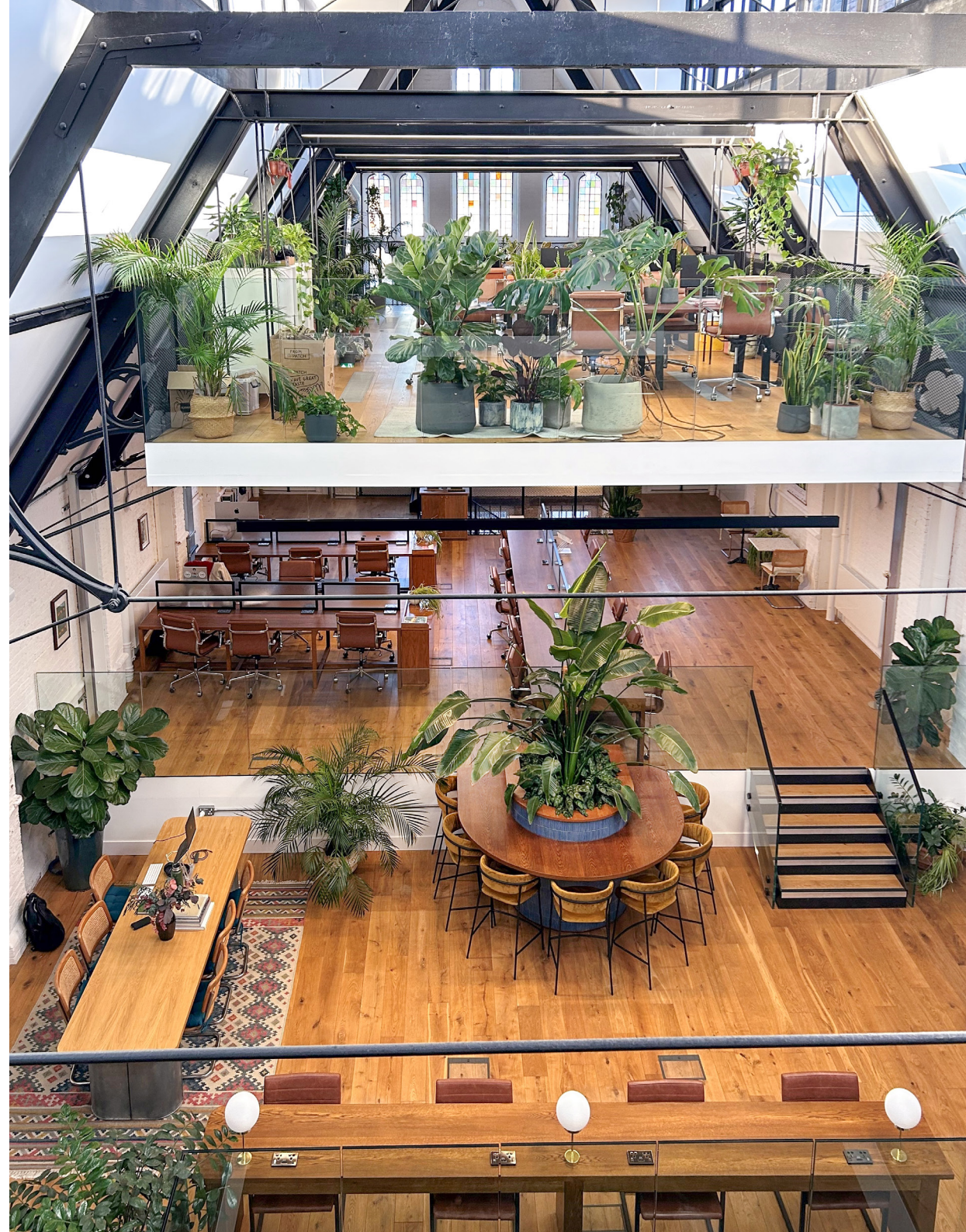
The property was constructed in 1882 before the rest of the street. Originally the church was named St John's and was the sister church to St John's The Evangelist in Glenthorne Road. It is arranged on the ground and lower ground floor with a mezzanine at either end. Since the 1970s it has been used as a studio for a scene painter.

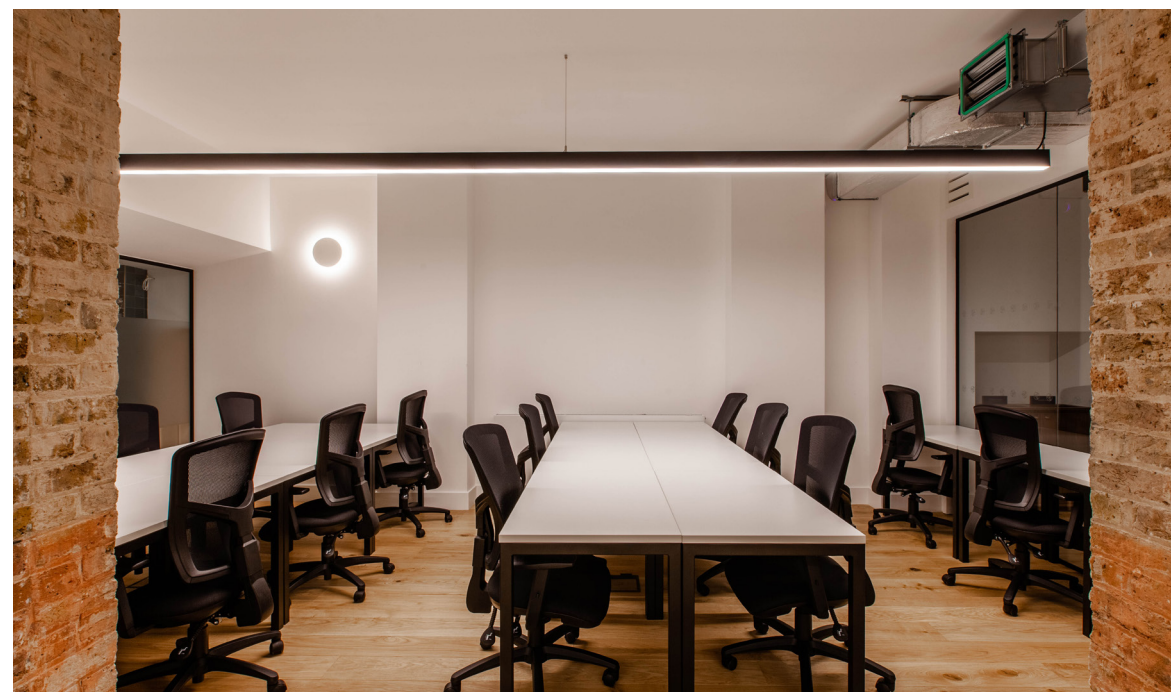
It has solid brickwork gables & elevations with concrete and render facades and a pitched, roof with roof-lights. Internally the roof has timber trusses and steel ties. The property is standalone and does not have party walls.

## DESCRIPTION

Missionworks at 41 Iffley Road has been created to provide a contemporary, new and holistic working environment which offers flexible office suites. In addition to the open plan work space, the property benefits from breakout spaces on the lower ground floor together with meeting rooms and meeting pods.

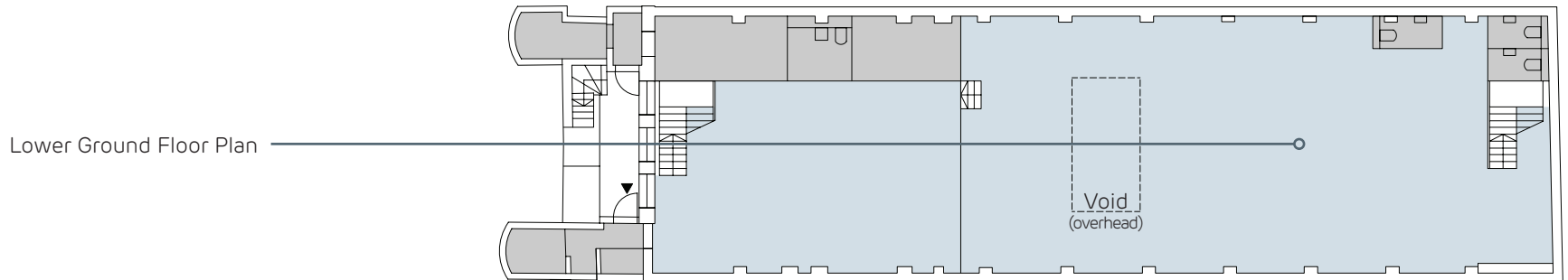
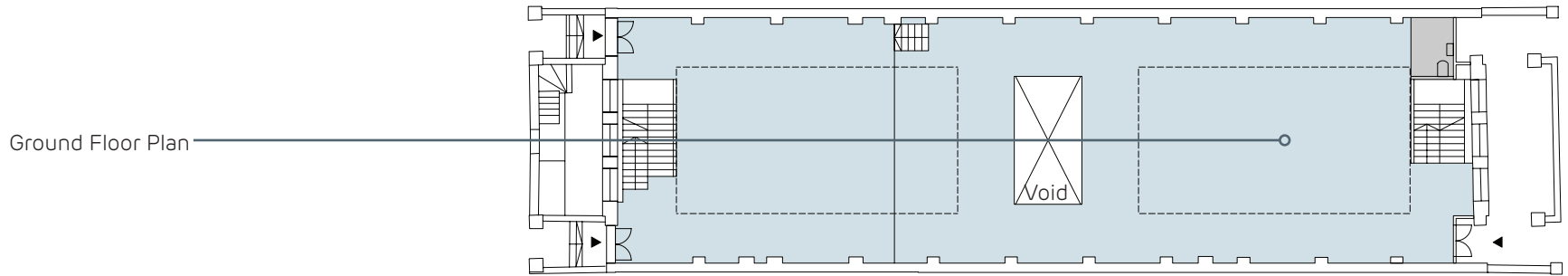
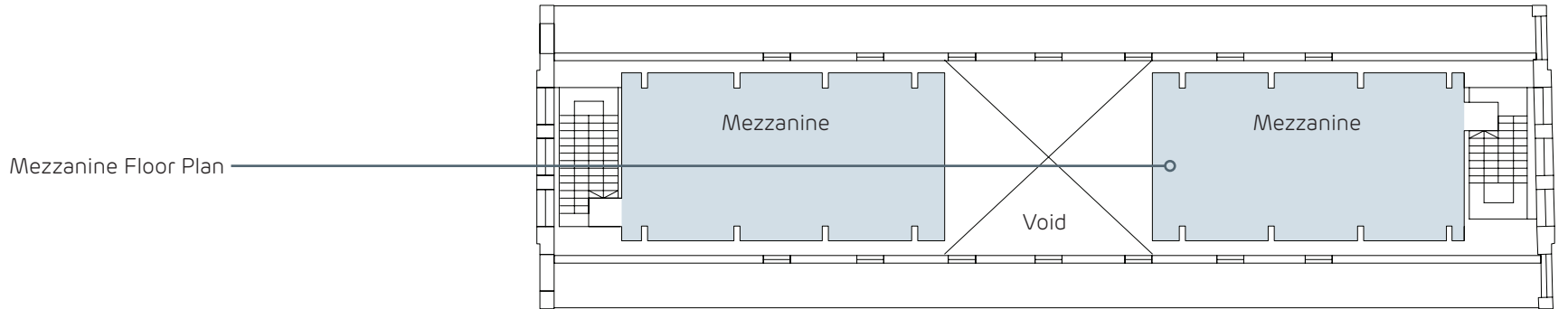
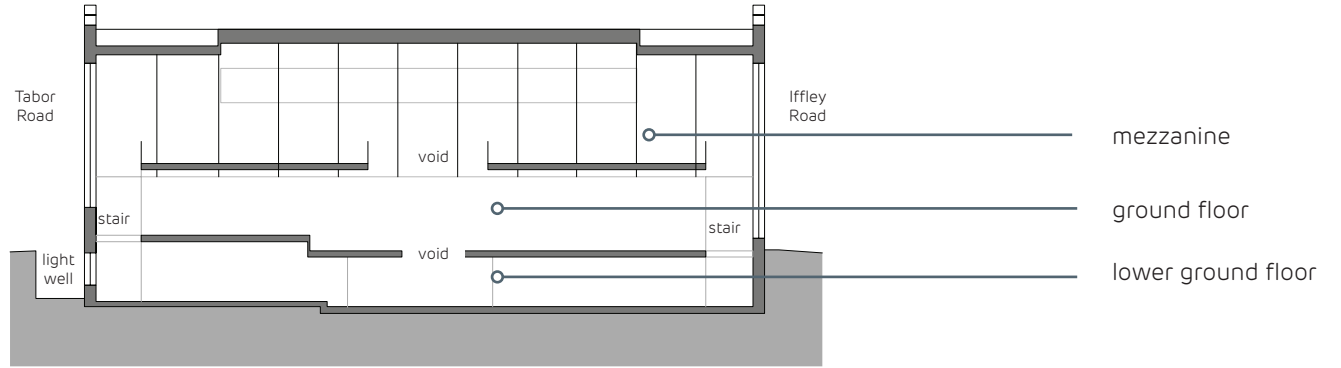
# accommodation





# ACCOMMODATION

| FLOOR        | NIA sq m   | NIA sq ft    |
|--------------|------------|--------------|
| Lower Ground | 225        | 2,745        |
| Ground       | 275        | 2,960        |
| Mezzanine    | 114        | 1,227        |
| <b>TOTAL</b> | <b>644</b> | <b>6,932</b> |



# the location

The former church has an east elevation fronting Iffley Road and a west elevation in Tabor Road. These two tree-lined roads in the area known as Brackenbury Village are to the north of Glenthorne Road and King Street in Hammersmith and just west of Hammersmith Grove.

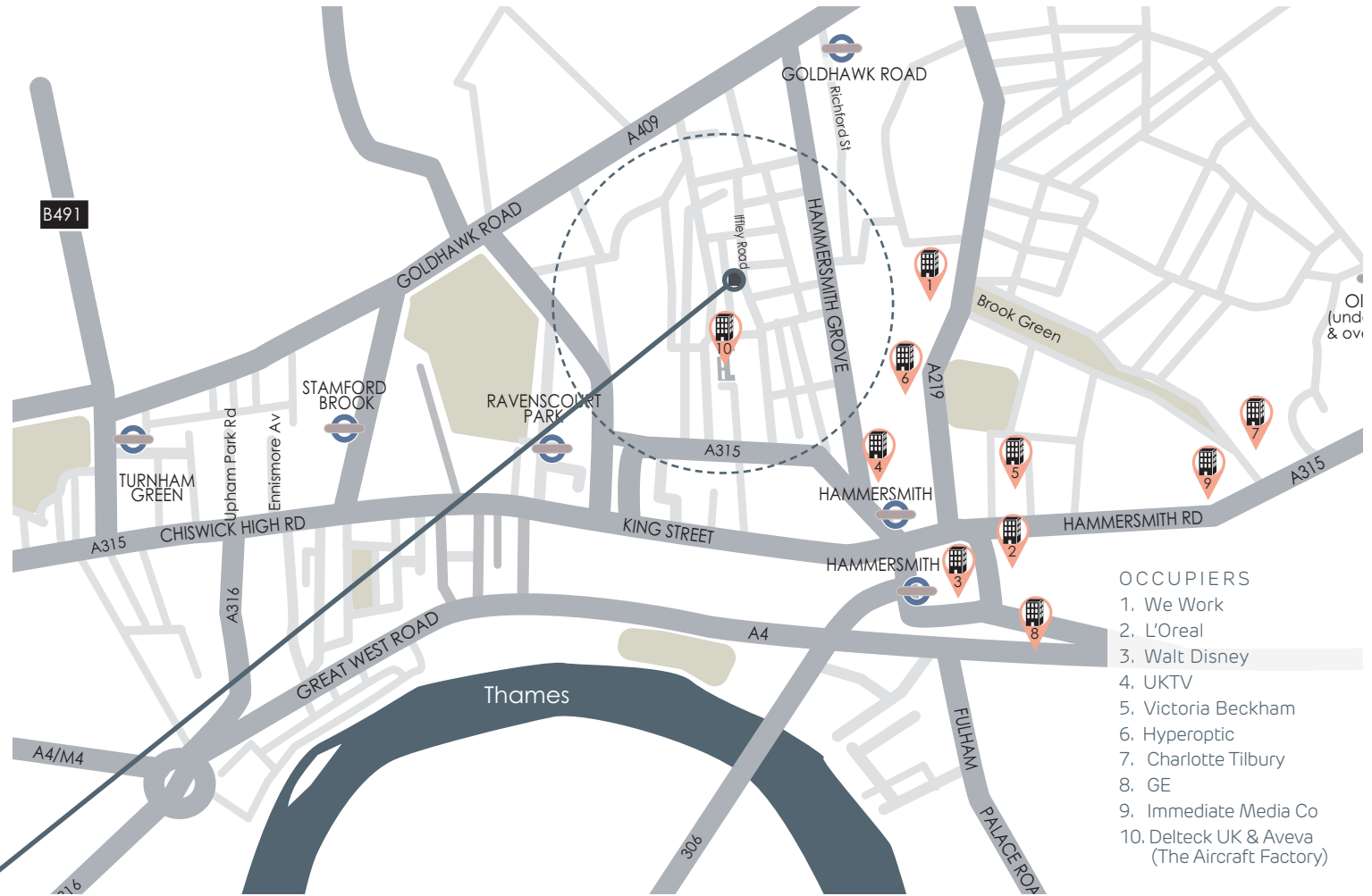
Hammersmith Broadway with its Piccadilly, District, Circle and Hammersmith & City Lines is 9 minutes walk to the south. The River Thames is also to the south and Westfield London Shopping Centre is to the north.

The A4/M4 (access to the West End, Heathrow Airport and the M25) is also just to the south.

## BRACKENBURY VILLAGE

A mostly residential district of west London between the Goldhawk Road, King Street, Hammersmith Grove and Ravenscourt Park. It is named after Brackenbury Road in which there is a small parade of village style shops.

## missionworks



- OCCUPIERS**
1. We Work
  2. L'Oreal
  3. Walt Disney
  4. UKTV
  5. Victoria Beckham
  6. Hyperoptic
  7. Charlotte Tilbury
  8. GE
  9. Immediate Media Co
  10. Delteck UK & Aveva (The Aircraft Factory)

## PUBLIC TRANSPORT CONNECTIONS INCLUDE:

- Hammersmith**  
(Piccadilly, Circle and District Line trains) 0.5 miles 9 minute walk
- Goldhawk Road**  
(District Line trains) 0.4 miles 8 minute walk

Hammersmith and Brackenbury Village (A40 Westway) provides quick and easy access to Central London, Heathrow Airport and out to the M25. Numerous bus services operate from Hammersmith Centre and Goldhawk Road.

## GETTING AROUND

- Shepherds Bush..... 13 mins
  - Paddington..... 24 mins
  - Victoria ..... 29 mins
  - Leicester Square..... 28 mins
  - Clapham Junction..... 35 mins
  - Waterloo..... 36 mins
  - Kings Cross St Pancras ..... 38 mins
  - Heathrow Terminals 1, 2 & 3..... 50 mins
- Times taken (source: citymapper.com)

*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*

## facts

### GUIDE RENT

£332,732 per annum (£48 per sq ft)  
exclusive of rates and service charge

### TERM

Available by way of a new lease  
direct from the landlord

### SERVICE CHARGE

£5 per sq ft

### BUSINESS RATES

£12.29 per sq ft or  
£85,176 pa approximalty.  
Ratable value is £156,000

### EPC

To be assessed

## contact

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