



frost
meadowcroft

OFFICE TO LET
85 RICHFORD STREET, 85 RICHFORD STREET, LONDON, W6 7HJ
1,930 SQ FT (179.30 SQ M)

LOCATION

Situated on a quiet yet well-connected area, Richford Street benefits from quick access to both Hammersmith Station (District, Piccadilly, Hammersmith & City, and Circle Lines) and Goldhawk Road Station (Circle & Hammersmith & City), both under 10 minute walk away. Shepherds Bush Station (Central Line & Overground) is also only 15 minute walk away.

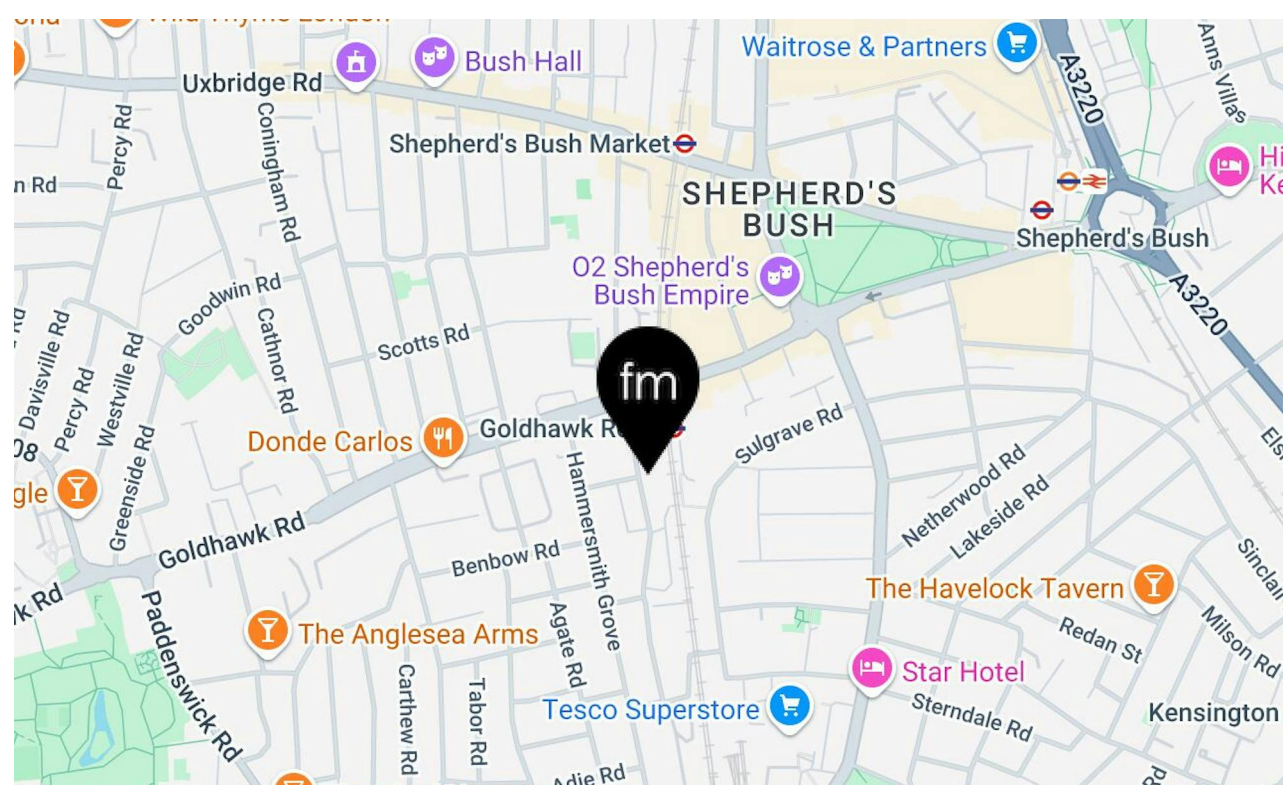
Local amenities include Westfield London and Hammersmith Broadway boasting a vast array of shops, restaurants, and entertainment options. In close vicinity there are a diverse range of options, including The Andover Arms and The Grove pubs. For green space, Ravenscourt Park is just 10-minute walk away, offering breakout space with gardens and tennis courts. The area also provides easy access to multiple gyms and fitness studios, including PureGym and Virgin Active.

Richford Street provides a blend of excellent transport links, convenient amenities, and a vibrant local atmosphere, providing an ideal location for a local business in west London.

DESCRIPTION

This self-contained office spans over three floors (Ground, First, and Second) located on Richford Street, Hammersmith, W6. The property benefits from forecourt parking for up to four cars, a rare convenience in the area, and is ideal for a local occupier looking for their own self-contained office.

The building benefits from office space across three floors, providing a balanced mix of open-plan and private rooms. A dedicated boardroom is located on the ground floor providing ideal space for client meetings and presentations. All floors benefit from recently serviced air-conditioning, kitchens and WCs.







ACCOMMODATION

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	AVAILABILITY
Building	1,930	179.30	Available
Total	1,930	179.30	

RENT

£32.50 per sq ft

BUSINESS RATES

Rateable value is £29,250

Rates Payable £8.27 per sq ft

SERVICE CHARGE

n/a

LEGAL FEES

Each party to bear their own costs

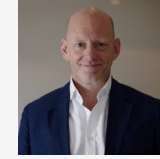
EPC

D

VAT

Applicable

CONTACT



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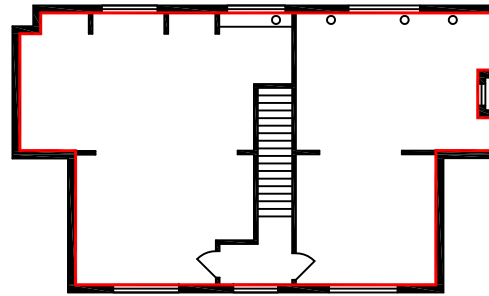
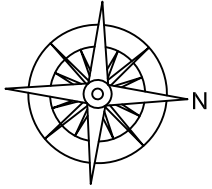
Date of Publication: January 2025

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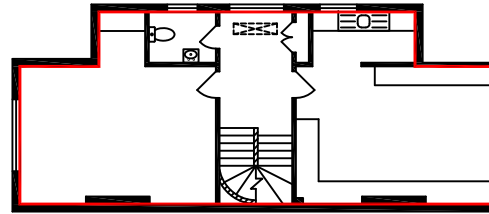
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**WEST LONDON'S LEADING
COMMERCIAL PROPERTY AGENCY**

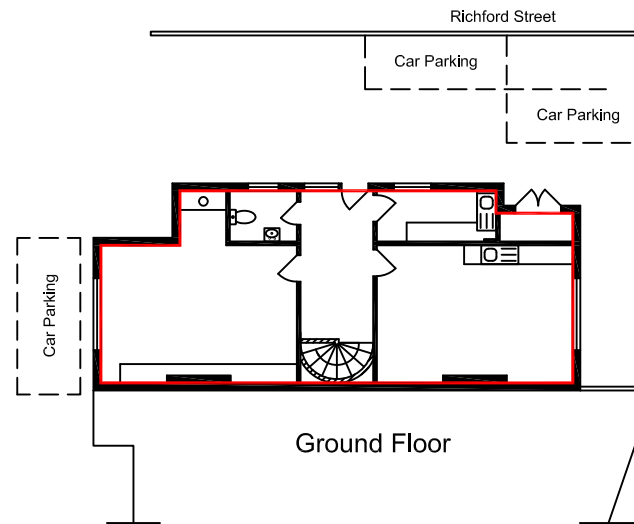
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ISLAND STUDIOS, 22 ST PETERS SQUARE
HAMMERSMITH, LONDON W6 9NW**



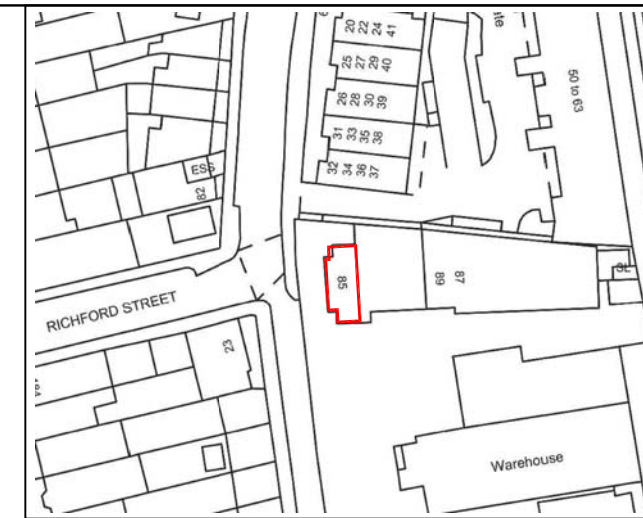
Second Floor



First Floor

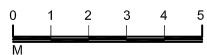


Ground Floor



LOCATION PLAN

SCALE: 1:1250



<p>EPC Assure Ltd 20-22 Wenlock Road London, N1 7GU T: 0845 388 3814</p>	<p>Drawing No. 1 of 1</p>	<p>Address 85 Richford Street W6 7HJ</p>	<p>Title Ground, First & Second Floor Lease Plan</p>	<p>Scale 1:200 @ A4</p>	<p>Date January, 2025</p>
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