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## THE AIRCRAFT FACTORY

frost  
meadowcroft

**Converted Former Spitfire Warehouse**  
**THE AIRCRAFT FACTORY, 100 CAMBRIDGE GROVE, HAMMERSMITH, W6 0LE**  
**2,190 TO 27,984 SQ FT (203.46 TO 2,599.80 SQ M)**



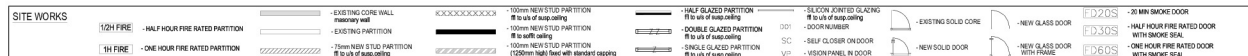
Fantastic suites available set within a community campus building with a mixture of fitted, non-fitted and managed solutions.

## KEY POINTS

- Character, warehouse office scheme
- Landscaped courtyards and gardens
- Extensive communal grounds with seating and Table football and Petanque court
- Table tennis, Outside Flatscreen TV showing sport and other events
- 24 hour access & security
- High ceilings with exposed services
- Car parking and EV charging points by arrangement
- Wooden or metal raised access flooring



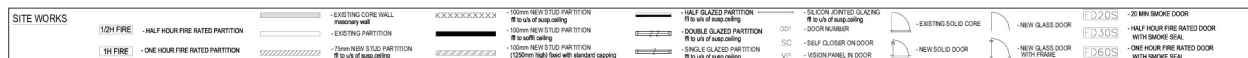




**ThirdWay**  
ThirdWay Interiors Ltd  
2nd Floor 3-5 Bleeding Heart Yard  
London EC2N 8JZ

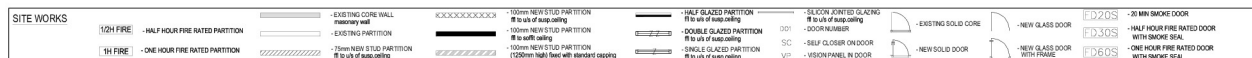
**ThirdWay**  
ThirdWay Interiors Ltd  
2nd Floor 3-5 Handing Street Yard  
London EC2N 8JZ



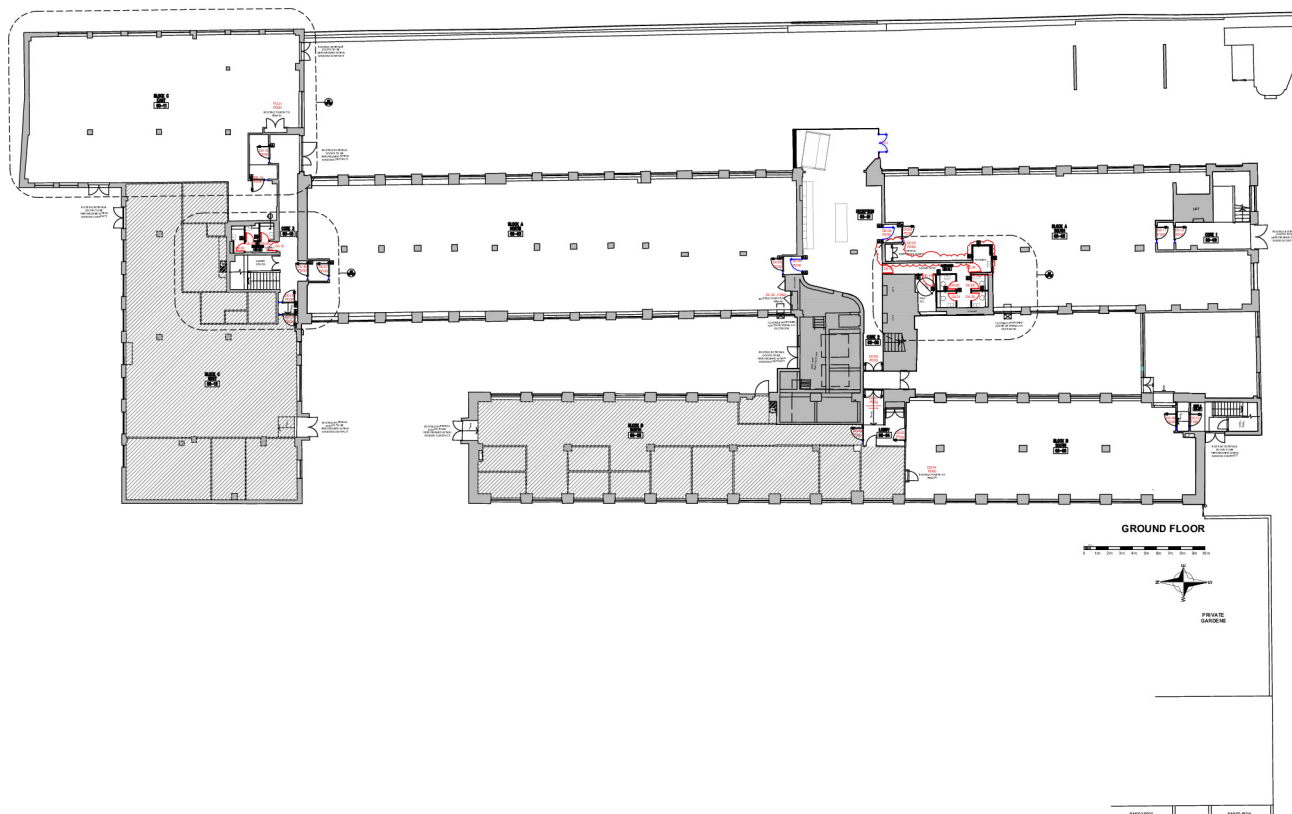


**ThirdWay**  
ThirdWay Interiors Ltd  
2nd Floor 3-5 Manning Street Yard  
London EC2N 6L7

**ThirdWay**  
ThirdWay Interiors Ltd  
2nd Floor 3-5 Nanning Street  
London EC2N 6L7



**ThirdWay**  
ThirdWay Interiors Ltd  
2nd Floor 3-5 Blomfield Court Yard  
London EC2N 0JZ



ThirdWay

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Drawing Approval:

Client Signature	
THIRDAWAY	
Date	
Specification Ref	

Notes:

- ☐ Preliminary Info
- ☐ Contract
- ☐ Construction
- ☐ Approval/Comment
- ☐ As Built
- ☐ Building Control

Rev	Date	By	Date
A	INFORMATION	RS	2010.11
B	INFORMATION	RS	2014.11
C	INFORMATION	RS	11.05.15
D	INFORMATION	RS	10.05.15
E	UPDATED PACK	RS	2015.11

**PRELIMINARY DRAWING**

Client  
CAMBRIDGE HOUSE REALTY LTD

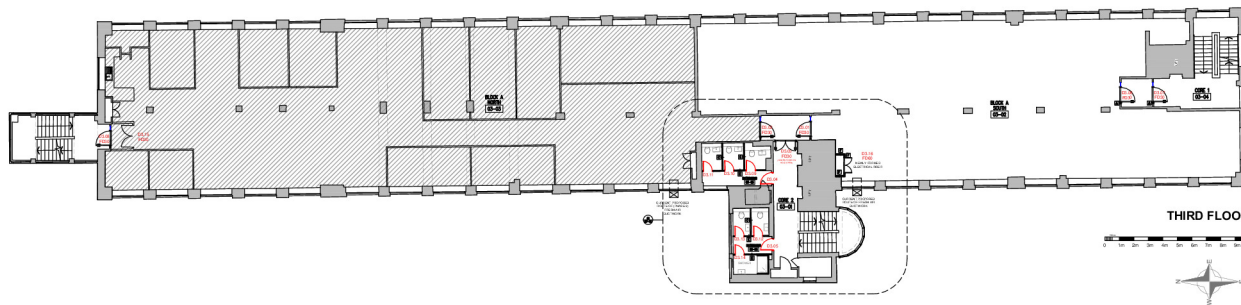
Project Title  
ALL FLOORS  
THE AIRCRAFT FACTORY  
100 CAMBRIDGE GROVE  
LONDON  
W6 0LE

Drawing Title  
GROUND FLOOR  
GENERAL ARRANGEMENT  
WORKING DRAWING

Date: 30.03.15	Drawn By: DJ
Scale: 1:300@A3	Rev: E
Drawing No: TWI-1017-GF-GA	

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THIRDAWAY INTERIORS Ltd  
3rd Floor 3-11 Reading Street  
London W20 8BT



THIRD FLOOR

SITE WORKS																									
12H FIRE	- HALF HOUR FIRE RATED PARTITION		- EXISTING CORE WALL		- EXISTING PARTITION		- 100mm NEW STUD PARTITION		- HALF GLAZED PARTITION		- DOUBLE GLAZED PARTITION		- SINGLE GLAZED PARTITION		- SELF CLOSING DOOR		- VISION PANEL IN DOOR		- EXISTING SOLID DOOR		- NEW GLASS DOOR		- NEW GLASS DOOR WITH FRAME		- 20 MIN SMOKE DOOR
1H FIRE	- ONE HOUR FIRE RATED PARTITION		- 75mm NEW STUD PARTITION		- 100mm NEW STUD PARTITION		- HALF GLAZED PARTITION		- DOUBLE GLAZED PARTITION		- SINGLE GLAZED PARTITION		- SELF CLOSING DOOR		- VISION PANEL IN DOOR		- EXISTING SOLID DOOR		- NEW GLASS DOOR		- NEW GLASS DOOR WITH FRAME		- 20 MIN SMOKE DOOR		

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Drawing Approval  
Client Signature  
Project Name  
Drawing No  
Scale  
Specification Ref

Notes  
☐ Preliminary Info  
☐ Contract  
☐ Construction  
☐ Approval/Comment  
☐ As Built  
☐ Building Control

Rev	Detail	By	Date
A	INFORMATION	RS	2015.11
B	INFORMATION	RS	2015.11
C	INFORMATION	RS	2015.11
D	UNDESIGNED	RS	2015.11

PRELIMINARY DRAWING

Client  
CAMBRIDGE HOUSE REALTY LTD

Project Title  
ALL FLOORS  
THE AIRCRAFT FACTORY  
100 CAMBRIDGE GROVE  
LONDON  
W6 0LE

Drawing Title  
THIRD FLOOR  
GENERAL ARRANGEMENT  
WORKING DRAWING

Date: 17.03.15  
Scale: 1:250@A4  
Drawing No: TW-1017-03-GA

ThirdWay  
The Aircraft Factory  
3rd Floor 3-11 Reading Street  
London W6 0LE

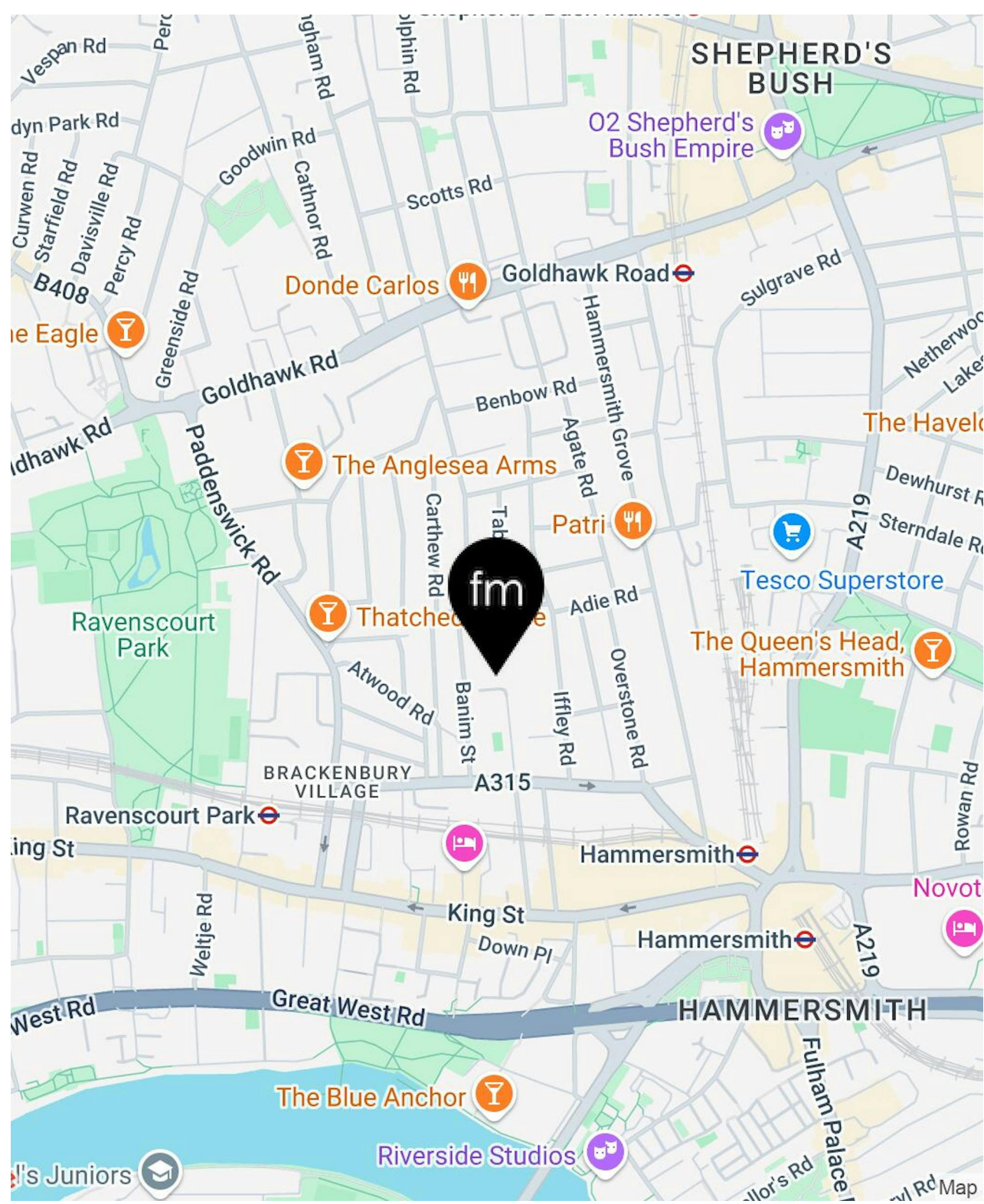


## LOCATION

This area is one of west London's key commercial and employment centers and a transport hub for west London, with two London Underground stations and a major bus interchange at Hammersmith Broadway. The Aircraft Factory is located approximately 600 meters to the northwest of Hammersmith Broadway and Hammersmith London Underground Station – less than a 7 minute walk away.

## TRANSPORT LINKS

-  Shepherd's Bush (0.9 Miles)
-  Kensington (Olympia) (0.9 Miles)
-  West Brompton (1.6 Miles)





## DESCRIPTION

The Aircraft Factory really is a destination building with historic routes being the original site of the Alliance Airplane Company. Located just a few hundred yards from central Hammersmith occupiers will benefit from being close to major rail connections however will also experience better air quality, lower noise levels and outside space within a community environment. Partnering with the Landlord, Legal & General will also allow you to utilise your office space in the most efficient and sustainable way, as well as providing a fantastic all round working environment (further information - Sustainability & Wellness ([theaircraftfactory.com](http://theaircraftfactory.com)))













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## AVAILABILITY

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Unit 2.3	1,017	94.48	Withdrawn
1st - Unit 1.5/6	6,383	593	Available
Ground - Unit 2/4	8,734	811.42	Available
Ground - Unit 2/3	5,878	546.08	Available
2nd - Unit 1	5,177	480.96	Available
1st - Unit 6	4,053	376.54	Available
Ground - Unit 2	3,688	342.63	Available
Ground - Unit 4	2,856	265.33	Available
1st - Unit 5	2,320	215.54	Available
Ground - Unit 3	2,190	203.46	Available
2nd - Unit 3	1,017	94.48	Withdrawn
Total	43,313	4,023.92	



## RENT

£47.50 – £55 per sq ft (£104,025 – £1,539,120 per Annum) £47.50 psf Cat A, £55 psf Fitted

## BUSINESS RATES

Rates Payable £22.50 per sq ft Each unit is separately rated.

## SERVICE CHARGE

£14.56 per sq ft

## EPC

B

## ADDITIONAL INFORMATION

[VIEW WEBSITE](#)

## CONTACT



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

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