

**TO LET – REFURBISHED SELF-CONTAINED  
GROUND FLOOR STORAGE / BUSINESS UNIT**



**318A King Street**  
Hammersmith, London, W6 0RR

**839 SQ. FT.  
(77.9 SQ. M.)**



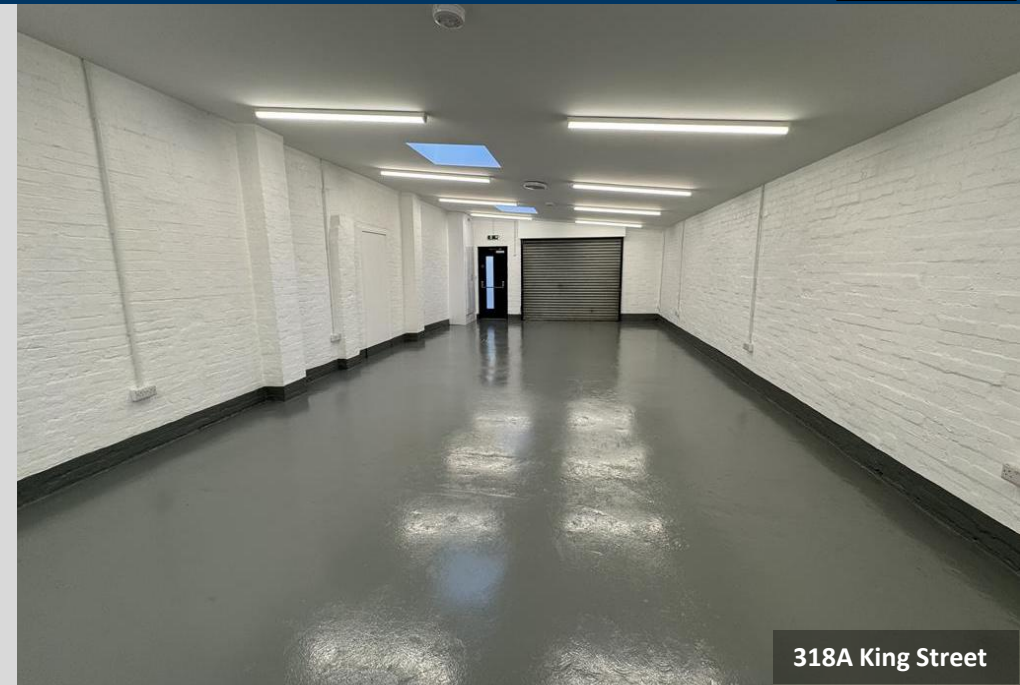
# 318A King Street, Hammersmith, London, W6 0RR

## Location

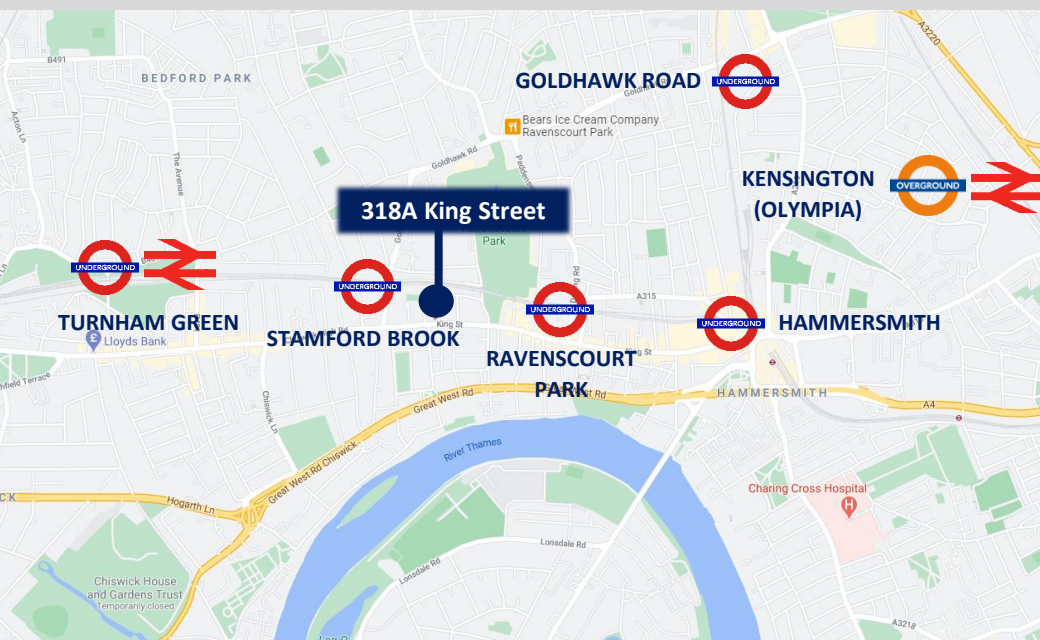
The property is located off King Street (A315), close to the junction with Westcroft Square.

The nearest station is Stamford Brook providing London Underground (District Line) transport. Hammersmith Broadway provides further underground connections and a range of retail, leisure, hospitality and restaurant facilities.

The location also has good road access as well, with the nearby A4/M4 providing fast access to Central London and London Heathrow Airport, as well as the wider motorway network via the M25 and North/ South Circular roads.



318A King Street



|                                    |           |
|------------------------------------|-----------|
| Stamford Brook (District Line)     | 0.2 miles |
| Ravenscourt Park (Piccadilly Line) | 0.3 miles |
| Hammersmith (District Line)        | 0.8 miles |



|                                |            |
|--------------------------------|------------|
| M4 (Junction 1 – Chiswick)     | 1.7 miles  |
| Heathrow Airport               | 9.5 miles  |
| M25 – (Junction 23 – Heathrow) | 11.5 miles |

## The Property

The available unit comprises of a self-contained ground floor storage / business units forming part of a two-storey brick-built period building.

Unit 318A has recently undergone extensive refurbishment works to include new air handling units with heating and cooling, painted flooring, wall mounted perimeter trunking and new kitchen, WC and electric shower.

Additionally, there is one available car parking space by way of separate negotiation with the agents.

## Accommodation

The approximate Gross Internal Floor area is as follows:

| Unit | Area sq. ft. | Area sq. m. |
|------|--------------|-------------|
| 318A | 839          | 77.9        |



318A King Street



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## Amenities

The property benefits from the following amenities:

### 318A King Street

- Roller shutter loading door (W. 2.4m x H. 2.1m)
- Air handling unit with heating and cooling
- Painted flooring
- Wall mounted perimeter trunking
- 2 Separate pedestrian doors
- Single phase power
- Storage units
- New WC & electric shower
- New fitted kitchen

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## Terms

A new FRI lease is available for a term to be agreed.

The guide rent is set out in the table below:

| Unit             | Area sq. ft. | Guide Rent psf. | Guide Rent pax. |
|------------------|--------------|-----------------|-----------------|
| 318A King Street | 839          | c. £29.80       | £25,000         |

## Business Rates

The business rates are in the process of being re-assessed on individual assessments.

Further details available from the agents.

## Service Charge

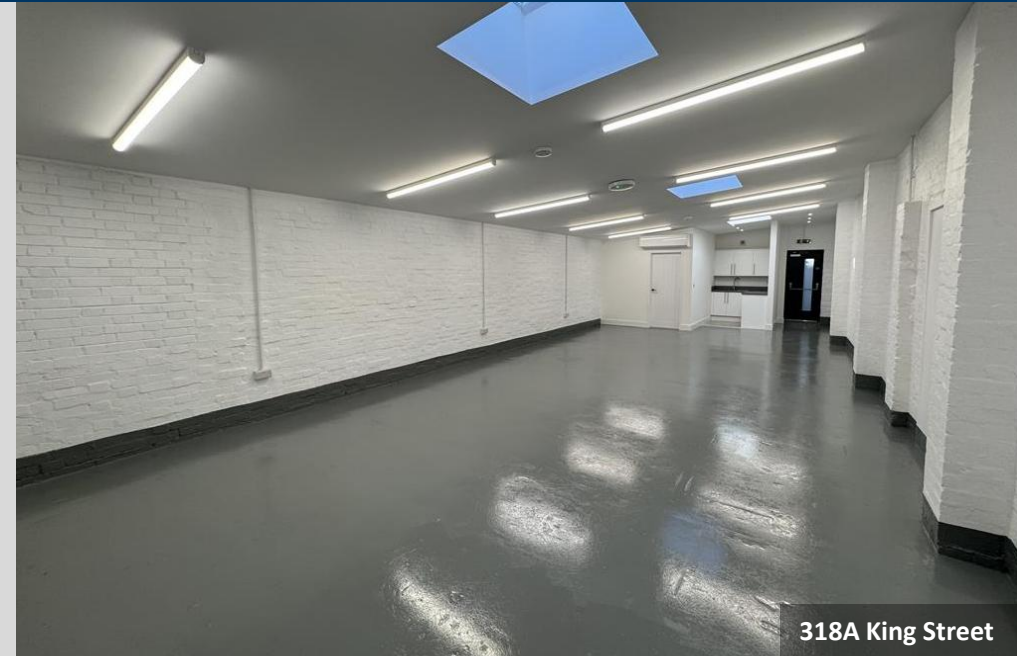
N/A

## VAT

We understand that VAT is not applicable.

## EPC

318A (B:29)



318A King Street

## Legal Costs

Each party to bear their own legal costs.

## Viewing

Strictly through prior arrangement with sole agents Vokins.

### Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. October 2025.

### Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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