

THE AIRCRAFT FACTORY

100 CAMBRIDGE GROVE, HAMMERSMITH,
LONDON W6 0LE

3 SUITES AVAILABLE

**Ground Floor 376 sq ft and 412 sq ft combined
788 SQ FT**

And 1,017 sq ft on the second floor



Subject to contract and exclusive of VAT if applicable

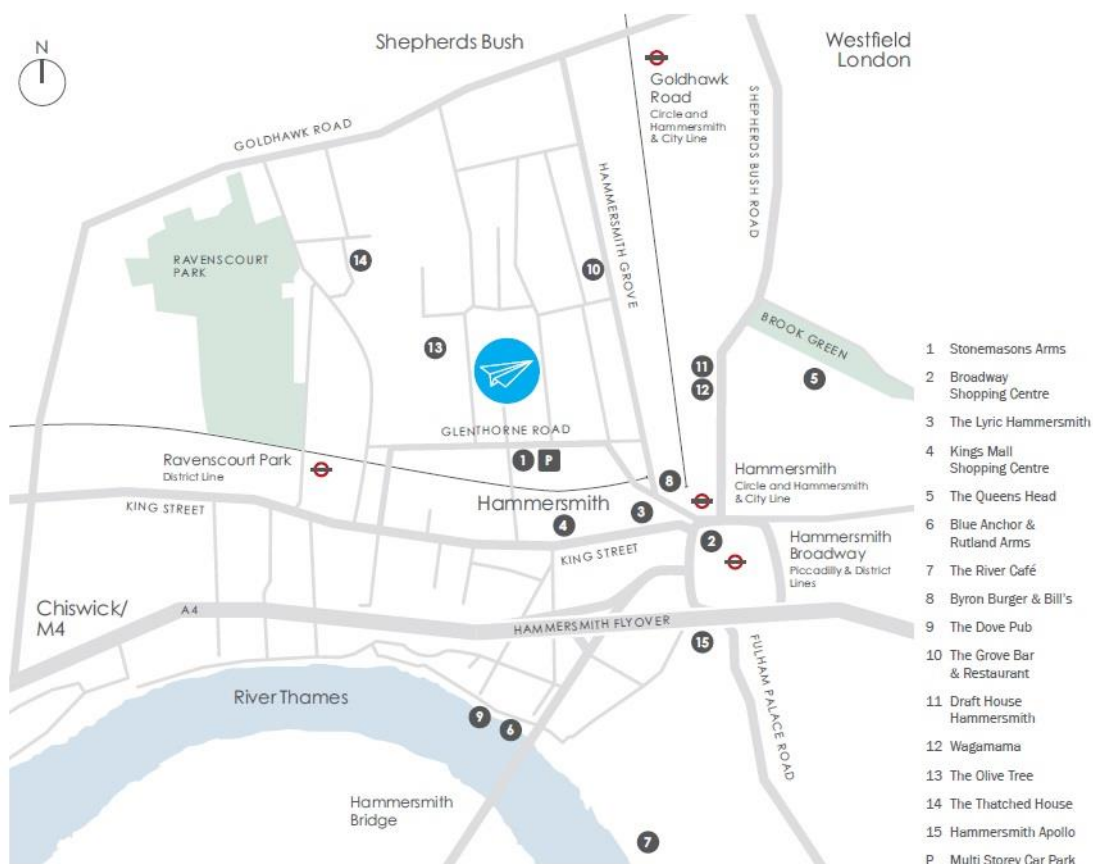
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LOCATION

The Aircraft Factory is in central Hammersmith bordered by Shepherds Bush to the north, Kensington to the east, Chiswick to the west and Fulham to the south.

Hammersmith is one of west London's key commercial and employment centers and a transport hub for west London, with two London Underground Stations. Access global destinations in less than 40 minutes. Getting to London Heathrow is easy either directly via the Piccadilly Line, or a short car journey along the M4.



THE BUILDING

The site of the Alliance Aeroplane Company Ltd, The Aircraft Factory is a converted factory structure with full ceiling heights that provides a campus office environment with on-site coffee bar (Origin Coffee) and break out areas.

The scheme has proved immensely popular with the following tenants, Gram Games, Lee Cooper, Vista entertainment, Odds checker, Swiss Wellness, Deltek, Sybarite Architects, Kau Media and Firefly learning.

SPECIFICATION

Two adjacent ground floor open plan units with fully glazed frontage under the entrance Arch and next to the Origin Café.

Plus a unit on the second floor providing approx. 1,017 sq ft

- Character, warehouse office scheme
- High ceilings / Exposed hollow pot concrete ceilings
- Air conditioning/heating
- Wi-Fi across all common areas
- Communal inside and outside seating for informal meetings
- Pendant energy efficient lighting
- Wood flooring
- Excellent natural light
- On site coffee bar
- Quiet, green environment just five minutes' walk from the stations of Hammersmith
- Immediate phone / data connectivity with 1GB high speed internet, subject to terms
- Cycling bays and showers
- Unisex super loos in common parts
- Car parking by arrangement
- On site Yoga (by separate arrangement)

ACCOMMODATION

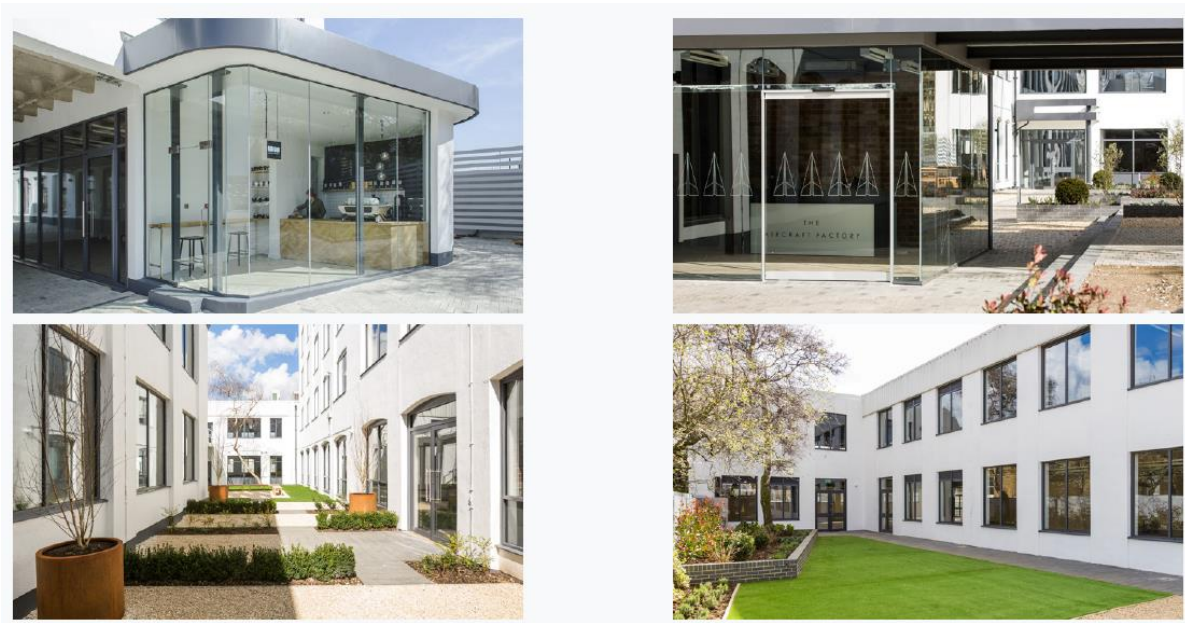
Ground floor approx.
Second Floor Unit 2.3

376 or 412 sq ft IPMS3 Total 788 sq ft
1,017 sq ft IPMS3



TERMS

A new lease available for a flexible term to be agreed.



RENT

Unit U1	£21,620 per annum exclusive
Unit U2	£23,690 per annum exclusive
Second 2.3	£58,477 per annum exclusive

Representing approx. £57.50 per sq ft per annum exclusive

SERVICE CHARGE AND INSURANCE

Estate service approx.	£7.00 psf.
Building Insurance approx.	£0.75 psf.

BUSINESS RATES

Unit U1

RV £16,000 Annual estimated payable figure approx. £7,680 2018-19

Unit U2

RV £17,500 Annual estimated payable figure approx. £8,400 2018-19

Second Floor Unit 2.3

RV £41,500 Annual estimated payable figure approx. £20,459 2018-19

TOTAL COSTS

Unit U1

Approx. £32,214 per annum (£2,685 per month) exclusive of VAT and utilities)

Unit U2

Approx. £35,383 per annum (£2,940 per month) exclusive of VAT and utilities)

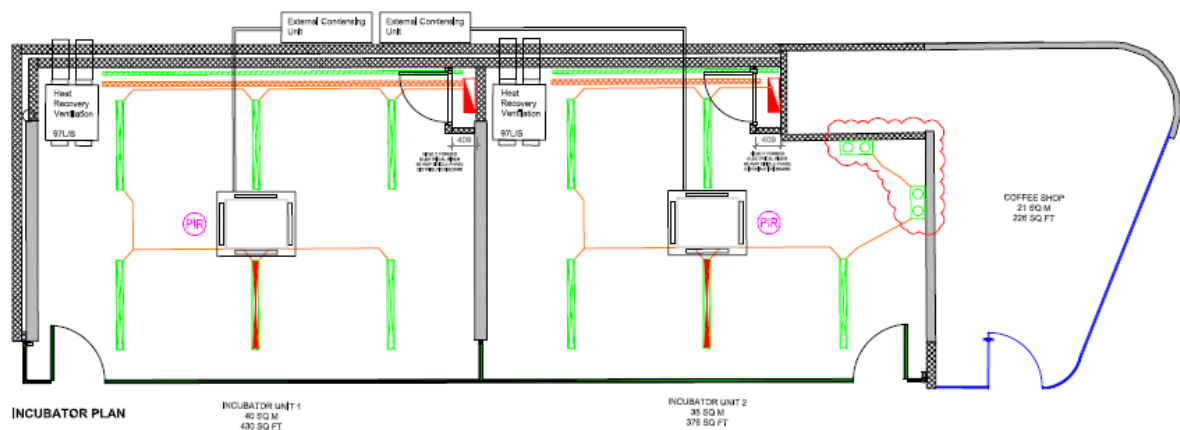
Both Units available at £67,597 pa inclusive of rent rates and service charge

Second Floor Unit 2.3

Approx £86,817 per annum (£7,235 per month exclusive of VAT and utilities)

USE

B1 Office. Other uses such as D class or showroom maybe considered subject to planning.



Available unit 2

Available Unit 1

Coffee bar

EPC

Available on request.

VIEWING

By appointment with sole agents



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