

TO LET


VOKINS
CHARTERED SURVEYORS
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318B King Street

Hammersmith, London, W6 0RR

290 SQ FT

26.9 SQ M

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.

TRAVEL DISTANCES

 Stamford Brook (District Line)	0.2 miles
 Ravenscourt Park (District Line)	0.3 miles
 Hammersmith Station	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 office space with air conditioning, LED lighting and double-glazed windows.

Unit 318B has recently undergone refurbishment works. The office includes a new modern, open-plan suite, incorporating a kitchenette, double glazed windows and vinyl flooring. On the ground floor is a single WC.

AMENITIES

-  Natural lighting
-  Prime West London location
-  Vinyl flooring
-  Air conditioning
-  New kitchen
-  Recently refurbished
-  Double glazed windows
-  WCs

ACCOMMODATION

FLOOR	SQ FT	SQ M
First Floor (Offices)	290	26.9
TOTAL	290	26.9



Terms

LEASE	A new FRI lease is available for a term to be agreed. Rent: £14,000 pa.
BUSINESS RATES	Further details available from the agents.
EPC	EPC E (103)
VAT	We have been advised that VAT is <u>NOT</u> applicable.
LEGAL COSTS	Each party to bear their own legal costs incurred in the transaction.
VIEWING	Strictly by prior arrangement with sole agents Vokins.



Misrepresentation Act 1967

Every care has been taken in the presentation of these particulars, however, any intending purchaser or 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 2026.

Anti Money Laundering Legislation

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