

TO LET

Prominent offices fronting A4 Hammersmith



Klaudine House, Standish Road, London, Hammersmith, W6 9AG

- Self-contained office building with excellent prominence to the A4 at Hammersmith
- Grade A offices under full refurbishment
- Available for occupation Q2 2019
- 5 Car Parking Spaces

3,627 - 13,616 sq ft (336 - 1,265 sq m)

Price on application plus VAT, if applicable

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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Klaudine House, Standish Road, London, Hammersmith and Fulham, W6 9AG

LOCATION

Klaudine House is situated on the North side of the A4 dual carriageway at the gateway to Hammersmith. Vehicular access to the site from the A4 is via Rivercourt road to King Street.

Ravenscourt Park Underground Station (District Line) is within a short walk of the building. Hammersmith Broadway is approximately 15 minutes' walk providing excellent retail amenities and rail/bus services into Central London via the Piccadilly and District lines.

There are also a number of local restaurants, pubs and a Tesco Metro within a short walk of the building.

DESCRIPTION

The building is undergoing extensive refurbishment, resulting in a three storey Grade A office building benefitting from floor to ceiling glazing with louvre system to maximise the prominence to the road frontage on the A4 trunk road.

The offices will benefit from the following specification:

- Air conditioning
- Metal tiled suspended ceilings
- LG7 lighting
- Male/Female WCs on each floor
- Disabled WC & shower facilities

The building also has 5 car parking spaces within a secure gated environment.

There is also a digital display showcase at the western elevation of the building facing the eastbound traffic which could be made available to prospective tenants.

RENT

Price on Application

TERMS

The offices are available on a new full repairing and insuring lease for a term to be agreed.

TENURE

The offices are available on a new Full repairing and insuring lease on a floor by floor basis or as a whole.

VIEWING

Strictly upon application to the Sole Agents.

EPC RATING

"C"

FLOOR AREAS

The Property has the following approximate gross internal floor areas

Basement	443 sq ft	/	41.16 sq m
Ground	3,627 sq ft	/	336.96 sq m
First	4,190 sq ft	/	389.26 sq m
Second	3,548 sq ft	/	329.62 sq m
Third	1,806 sq ft	/	167.78 sq m

TOTAL - 13,616 sq ft (1,265 sq m)