



2,000 sq ft  
of prime multi  
use space in one of  
London's busiest  
locations



A very rare opportunity  
To buy or lease  
A single floor  
Own street level entrance lobby  
50m from Hammersmith  
underground station  
Two parking spaces



**THE FLOOR**  
3 The Broadway  
Hammersmith  
London W6 9DL

## DESCRIPTION

A single first floor with excellent natural light and major visibility to this busy location. Previously used as offices by a national recruitment agency but now available for numerous other uses. Two allocated car parking spaces.

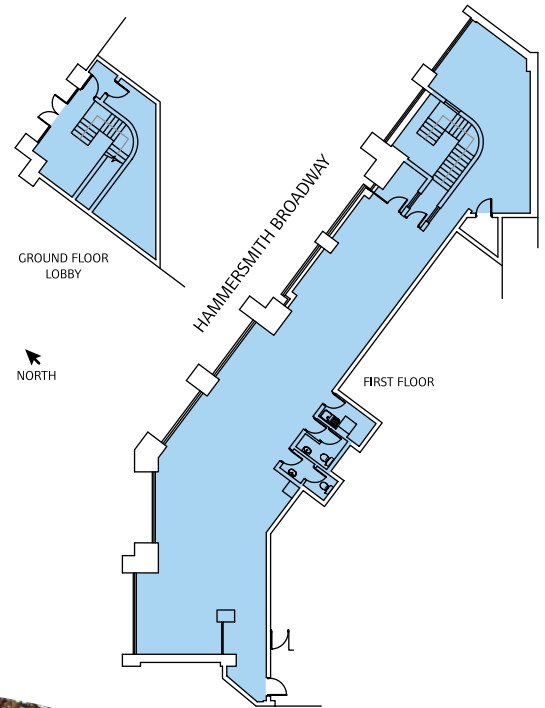
## AMENITIES

- > Own street level entrance lobby
- > Single floor in clear space
- > Excellent natural light
- > Suspended ceilings
- > Comfort cooling
- > Perimeter trunking
- > Recently redecorated and carpeted

## TERMS

110 year lease at nil rent for sale with very flexible permitted uses including A1 (retail), A2 (financial and professional services such as Bank, Building Society, Estate Agent), A3 (restaurant and cafe) and B1 (offices). Current use B1 offices. A1, A2 and A3 will need planning consent. Other uses including D1 (medical and education) are available subject to consent.

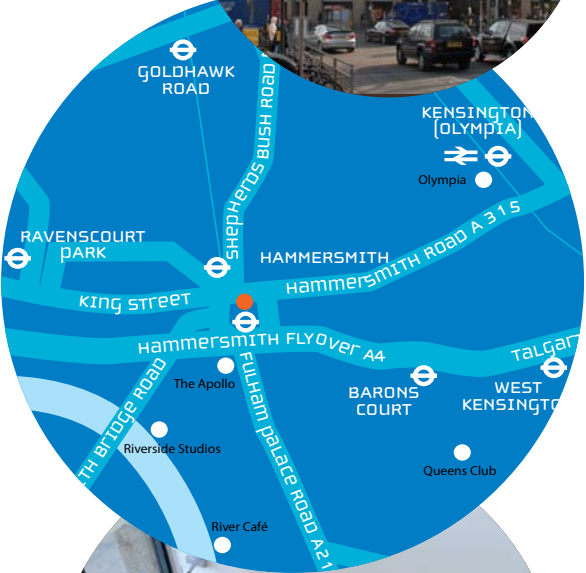
Or to let on a Galileo concise plain English lease for a minimum of 10 years.





SCRIBBLER

Excellent multi use space ideal for companies needing prominence to one of London's busiest locations



## LOCATION

The Floor is part of a major landmark building which in turn forms an integral part of one of West London's major transport interchanges. The Piccadilly, District and Hammersmith & City Underground Lines plus over 40 bus routes are all within 100m. This is one of the busiest locations in the UK with over 40 million visitors per year.

## PRICE/RENT

Price, rent, business rates and service charge on application

## VIEWINGS

By prior appointment only through

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FOR SALE OR TO LET

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