

TO LET

Part 9th Floor, 245 Hammersmith Road, London, W6 8PW

Part 9th Floor available – between 12,000 – 24,633 sq ft of Office and Laboratory space available
Available via Assignment or Sublease until November 2025. Long term lease from landlord also available.

COREP

AN **NAIUK** COMPANY



SUMMARY

- Fully fitted office and laboratory
- 9th Floor with roof terrace
- Excellent BREEAM rating
- Labs designed to CL2 standard
- Highly specified office space
- Meeting rooms and breakout space
- Cycle storage and car EV charging points
- Male and Female w/c's
- Business Lounge and Onsite Café
- From 12,000 sq ft – 24,633 sq ft
- Assignment / Sublease
- Adjacent to Hammersmith Station

Matt Swash: 07980 905185

Will Osborne: 07542 282986

Website: co-rep.com

CURRENT ITINERARY

The 9th Floor features fully fitted laboratory spaces built to CL2 standards, providing high-quality facilities ideal for a range of scientific and research purposes. The labs are fitted ensuring compliance with industry standards and support a safe, functional environment for laboratory work.

Offering a modern, open-plan office space, including multiple partitioned meeting rooms and a spacious kitchen/breakout area, along with large open-plan sections for flexible desking arrangements. The office space is easily adaptable to meet a new occupier's specific requirements, offering both collaborative and private working areas to suit various operational needs.

The space is available in several different configurations:

1. Whole unit of 24,633 sq ft
2. A dedicated office and laboratory wing of c.12,000 sq ft
3. Or a c.12,000 sq ft office space (no labs) with external roof terrace

SPECIFICATION

- Fitted Labs to CL2 standard
- Fully fitted office space
- LED Lighting
- Air conditioning
- Meeting rooms
- Kitchen and Breakout space
- Male / female w/c's
- Showers and changing facilities
- 414 secure lower-ground cycle spaces
- Access to roof terrace on 9th Floor
- Onsite parking available



Disclaimer:

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intended purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. November 2024.

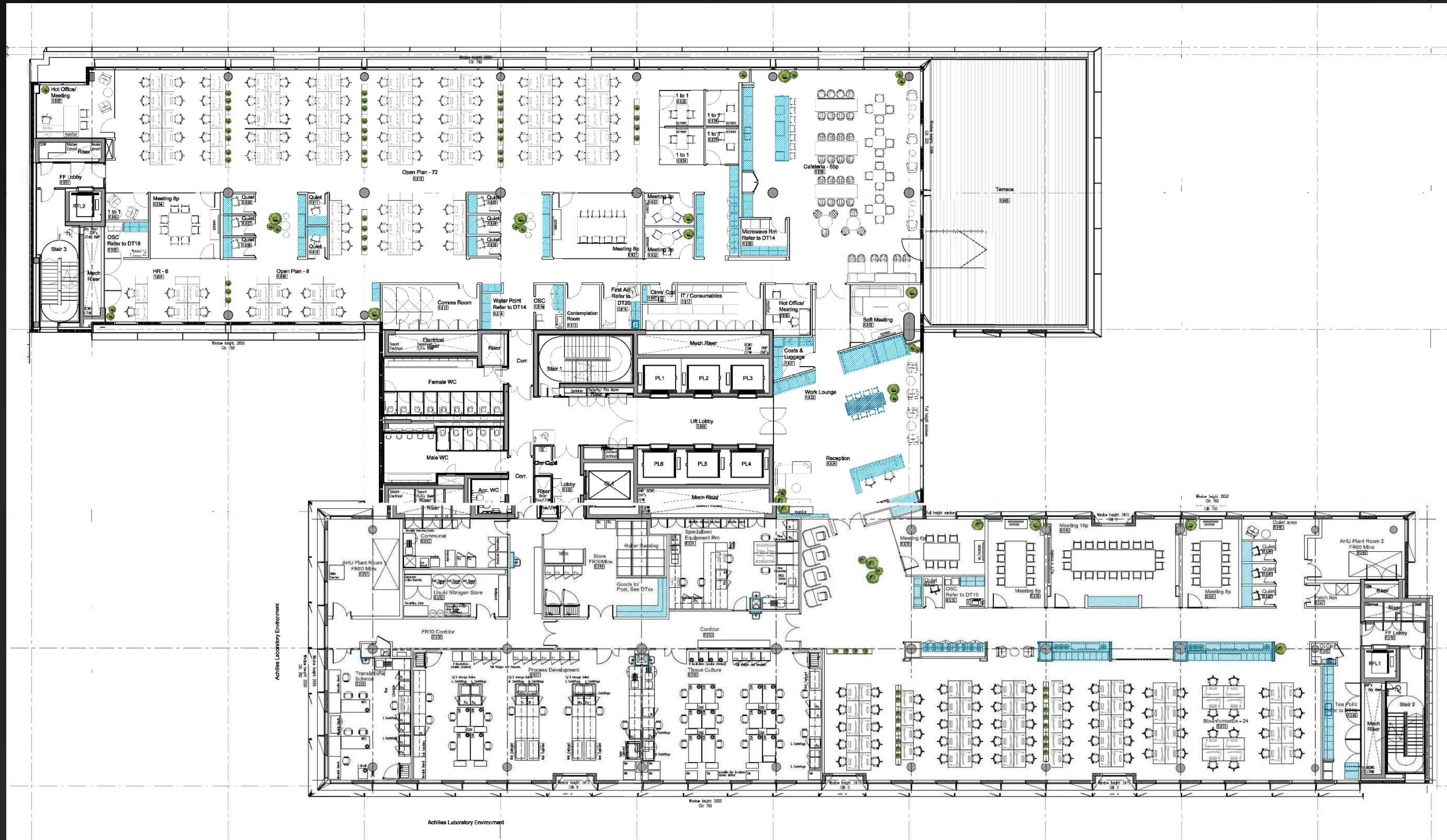
245 HAMMERSMITH ROAD

Part 9th Floor - between 12,000 – 24,633 sq ft of Office and Laboratory space available



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LOCATION

245 Hammersmith Road is well located with convenient access to major transport routes, including the M4 and A4 just minutes away in the car and multiple rail connections nearby, such as Hammersmith underground station a 3-minute walk away. In addition, the location benefits from direct links to London Heathrow Airport and Paddington Station.

There are Cycle Superhighways close by and a Santander Cycles hub directly outside.

The local area offers a variety of restaurants, bars, gyms, shopping and more.

DESCRIPTION

Part of the 242,000 sq ft 245 Hammersmith Road development, the building is home to purpose built flexible and collaborative space. A London hub for multiple Life Science businesses, the space offers a combination of laboratory facilities and dedicated office or write-up spaces to accommodate a range of professional needs.

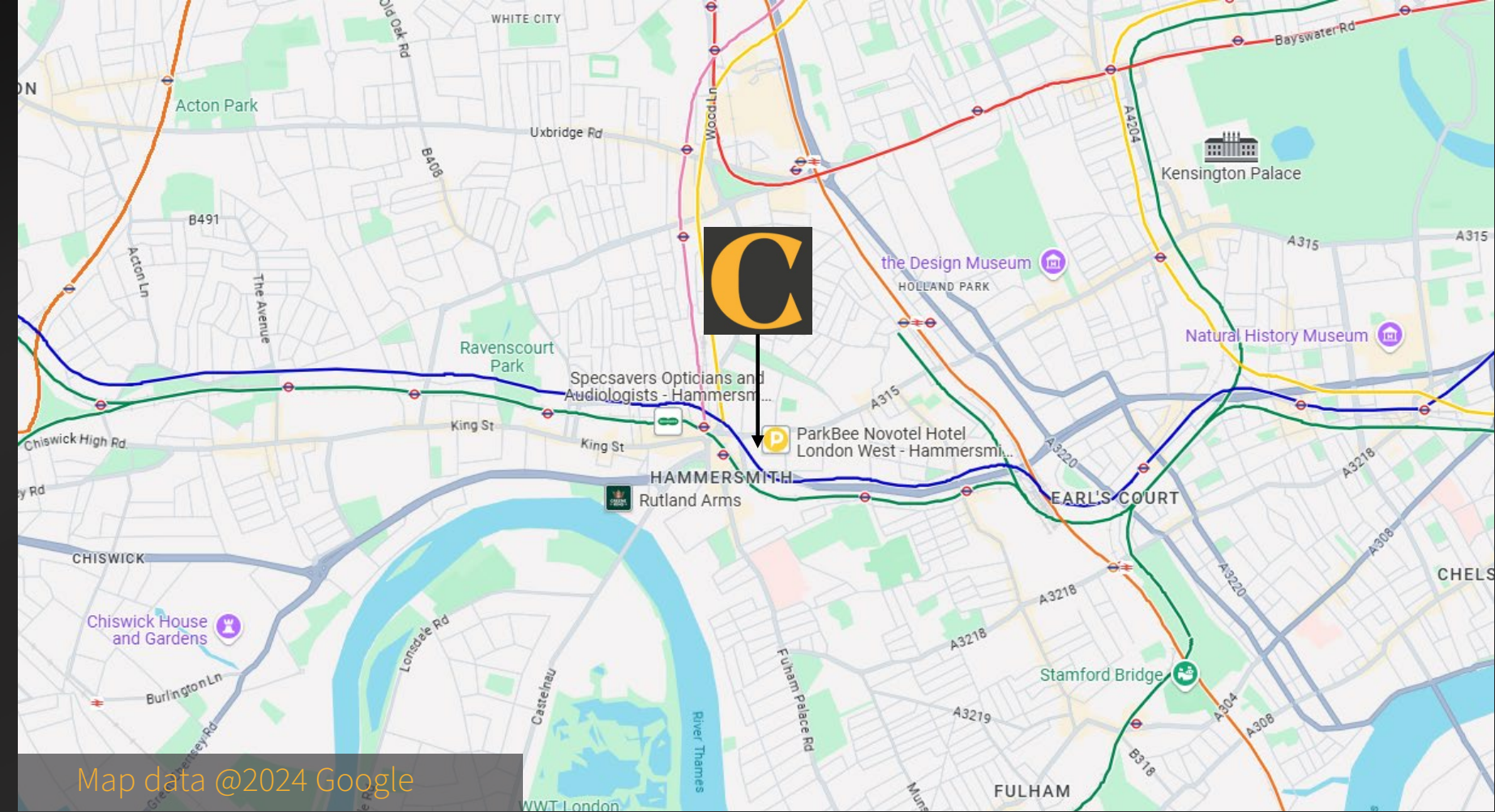
All lab space within 245 Hammersmith Road has been designed and delivered to a high specification, offering high-tech lab space meeting CL2 standard.

More than just a workplace, 245 Hammersmith Road encourages tenants to be part of a community with a large welcome lobby, business lounge, regular events, onsite Library and café and 3 roof terraces, one of which is accessed via the 9th floor.

VIEWINGS

COREP

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Will Osborne	07542 282986	willo@co-rep.com



TERMS

A sublease is available for a term to be agreed or an assignment of the current lease with an expiry of November 2025. A new direct lease from the landlord is possible.

Passing Rent	Service Charge	Business Rates (Estimated)
£1,453,347 Per Annum	£13.50 per sq ft	£25.50 per sq ft

LEGAL COSTS

Each party to bear their own legal cost.

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