

**32 Galena Road**

Hammersmith, London, W6 0LT

Contemporary self-contained first floor office

1,792 sq ft
(166.48 sq m)

- Attractive, self-contained flagship building
- Recently refurbished office space
- Arranged across one open plan floor
- Close to Hammersmith Station
- Immediately Available

32 Galena Road, Hammersmith, London, W6 0LT

Summary

Available Size	1,792 sq ft
Rent	£37.50 per sq ft
Business Rates	Upon Enquiry
EPC Rating	C (60)

Description

This modern office is arranged over the first floor and provides all the excellent facilities that an occupier would require. Arranged in a mostly open-plan configuration with some private offices and meeting rooms, this sprawling space has been subject to a recent refurbishment and enjoys high levels of natural light due to the building's multiple aspects. This fantastic office benefits from air conditioning throughout and high-speed broadband.

Location

This attractive building is located just off the primary thoroughfare of King Street, within a few minutes' walk of Hammersmith Central. The immediate area has also been scheduled for major public realm and infrastructure improvement by Hammersmith and Fulham Council which has and will continue to enhance the area. The offices benefit highly from excellent access to Central London via the Hammersmith & City, District and Piccadilly Lines – Heathrow airport is also a short distance by car or public transport. King Street is also serviced by several bus routes heading in all directions.

The immediate area is scheduled for major redevelopment and improvement with the London Borough of Hammersmith & Fulham for the new Town Hall, council offices, a new cinema and a mix of retail, housing, and offices. The broader district remains a key target for significant urban re-development.

Accommodation

The accommodation comprises the following areas:-

Name	sq ft	sq m	Availability
Building - 32 Galena Road	1,792	166.48	Available
Total	1,792	166.48	

Terms

RENT: £37.50 p/sq/ft.

RATES PAYABLE: Upon Application.

TENURE: New Lease Available.

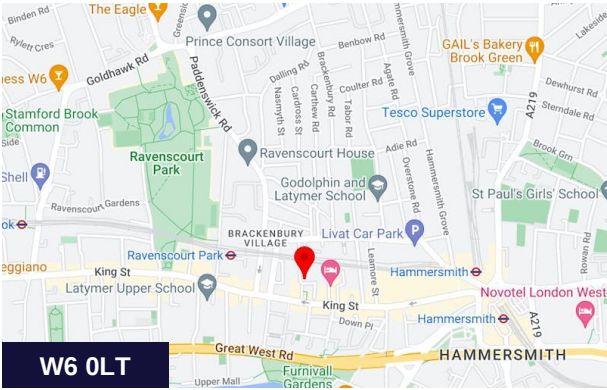
OFFICES: (USE CLASS E): 1,792 sq ft / 166.5 sq m.

LOCAL AUTHORITY: London Borough of Hammersmith & Fulham.

VAT: Not Applicable.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial.



Viewing & Further Information



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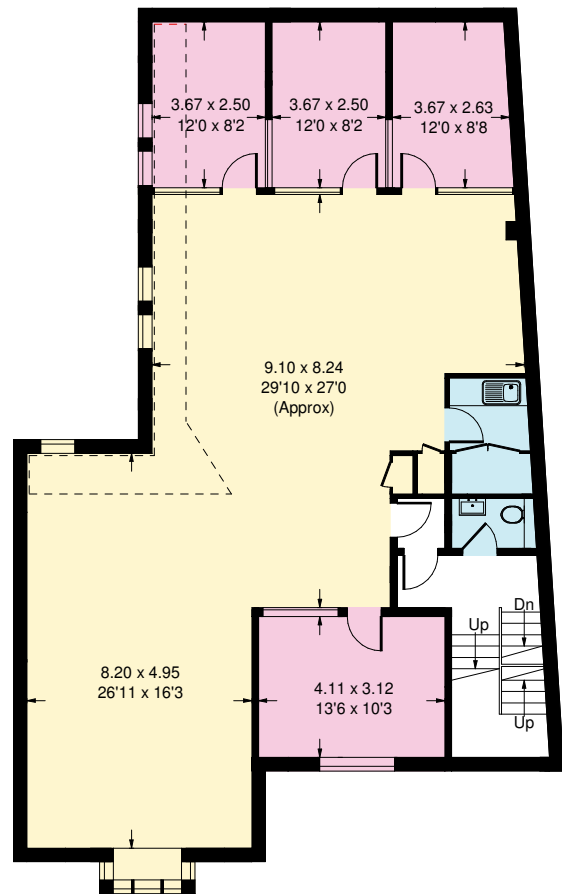
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Galena Road, W6

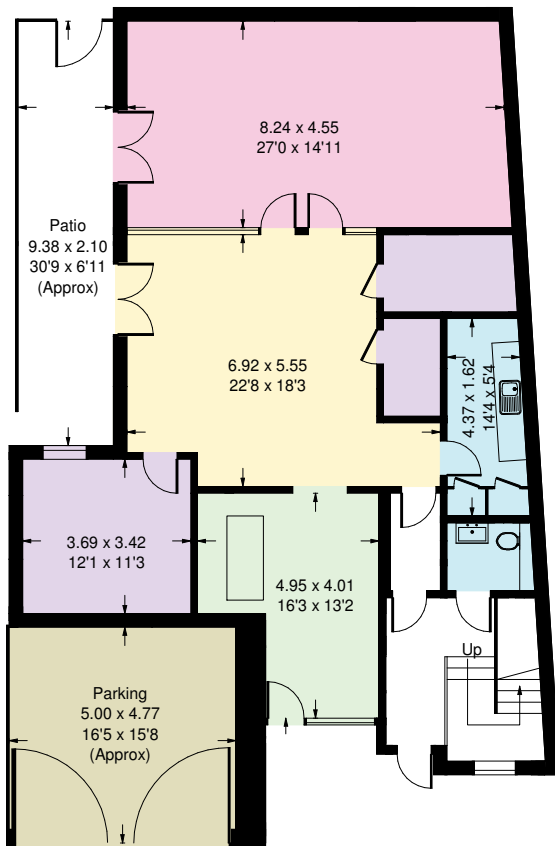
Approx. Gross Internal Area
 Ground Floor = 137.5 sq m / 1480 sq ft
 First Floor = 166.5 sq m / 1792 sq ft
 Second Floor = 162 sq m / 1744 sq ft
 Total = 466 sq m / 5016 sq ft



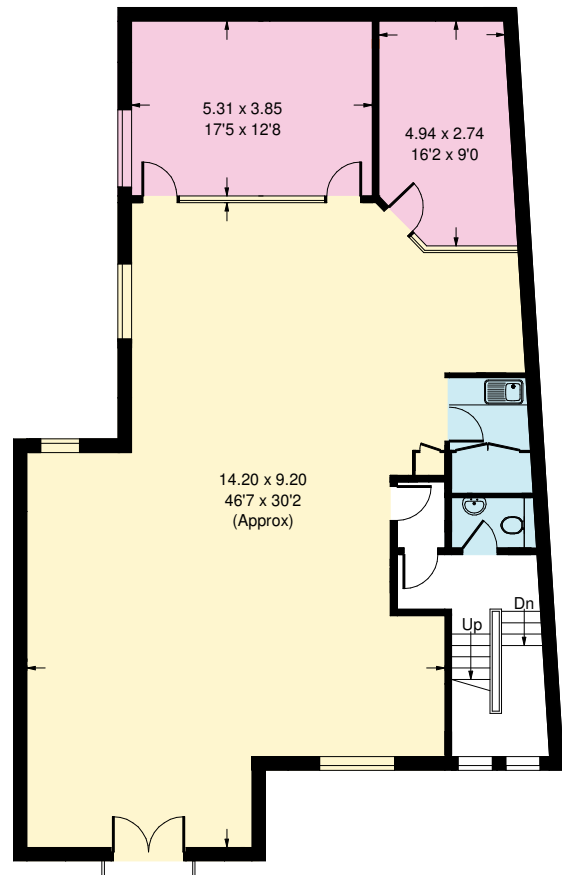
--- = Reduced headroom
 below 1.5 m / 5'0"



Second Floor



Ground Floor



First Floor