

WAREHOUSE OFFICES TO LET

THE AIRCRAFT FACTORY
100 CAMBRIDGE GROVE, HAMMERSMITH,
LONDON W6 0LE

4 FANTASTIC SUITES AVAILABLE SOON

2,394 SQ FT 1ST FLOOR FITTED

2,856 SQ FT DIRECT ACCESS TO GARDENS

3,800 SQ FT 3RD FITTED AVAIL OCT 21

5,137 SQ FT 4TH WITH GREAT VIEWS AVAIL OCT 21



Direct access to communal gardens from ground floor suite

LOCATION

The Aircraft Factory is in central Hammersmith bordered by Shepherds Bush to the north, Kensington to the east, Chiswick to the west and Fulham to the south and is one of Hammersmith's most successful and sort after multi let office schemes.

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Subject to contract and exclusive of VAT if applicable

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Hammersmith is one of west London’s key commercial and employment centers and a transport hub for west London, with two London Underground Stations.

Access London Heathrow in less than 40 minutes either directly via the Piccadilly Line, or a short car journey along the M4.



THE BUILDING

Originally the site of the Alliance Airplane Company Ltd, The Aircraft Factory is a converted factory structure with full ceiling heights that provides a campus office environment with on-site coffee bar (Cable & Co) and break out areas.

The scheme has proved immensely popular with many tenants including, Gram Games, Lee Cooper, Vista entertainment, Odds checker, H&H Global, Deltek , Sybarite Architects, Kau Media and Firefly learning.

The building has 24/7 access and security.

Landscaped grounds.

On site coffee bar run by Cable & Co

Electric car charging points

Scheme bicycles available to borrow.

Wi fi to common areas



Great working environment with high ceilings

ACCOMODATION

The available suites are arranged throughout the building. All areas quoted are IPMS3-Office.

Packages offering full turnkey fitted options are available via L&G Capsule product.

LEASE

New leases direct from the landlord available on terms to be agreed.



All occupiers have access to the external communal areas



Private breakout/ kitchen areas

RENT

Upon application

SERVICE CHARGE

On account service charge Year ending Dec 2021 **£8.95/sq ft**

BUSINESS RATES

Each unit is separately rated the approx. rates payable is as follows.
Rates Approx. £21.50/sq ft payable to year ending April 2021.

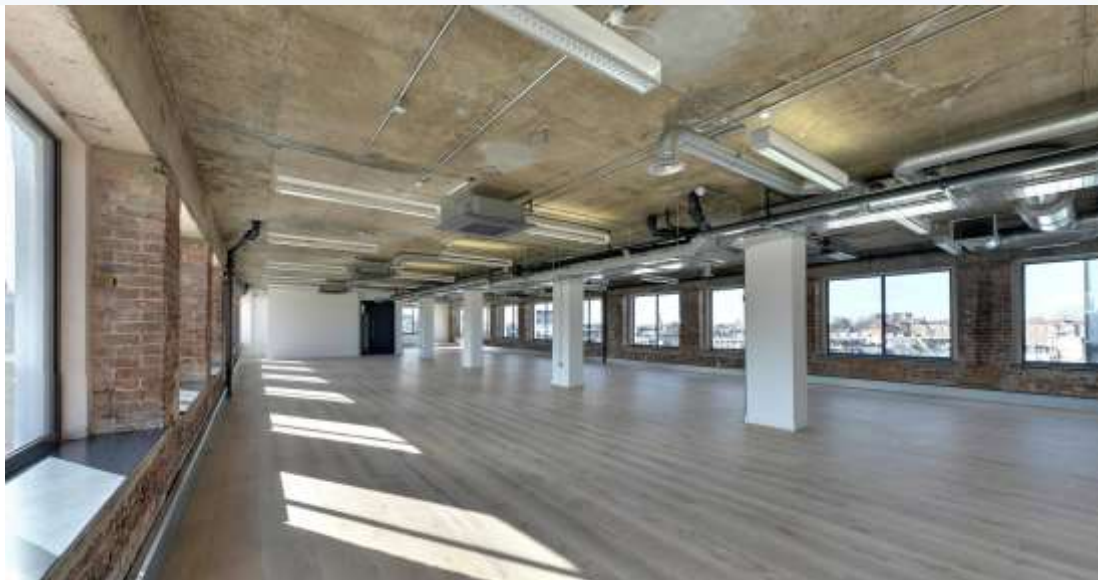
ENERGY PERFORMANCE CERTIFICATE (EPC)

Each unit has a separate assessment.
Please ask for details



Fitted options available.

- Character, warehouse office scheme
- High ceilings / concrete ceilings
- Air conditioning/heating
- Wi-Fi across all common areas
- Communal inside and outside seating for informal meetings
- Pendant energy efficient lighting
- Wood flooring
- Passenger lifts
- On site coffee bar
- Quiet, green environment just five minutes' walk from the stations of Hammersmith
- Immediate phone / data connectivity with 1GB high speed internet, subject to terms
- Cycling bays and showers
- Unisex super loos in common parts
- Car parking and EV charging points by arrangement



Library picture of typical 5000 sqft floor

INSPECTIONS VIA SOLE AGENTS



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