

WAREHOUSE OFFICES TO LET
THE AIRCRAFT FACTORY
100 CAMBRIDGE GROVE, HAMMERSMITH,
LONDON W6 0LE



FANTASTIC SUITES AVAILABLE

3RD FLOOR 5,097 SQ FT
3RD FLOOR 3,800 SQ FT
3RD FLOOR 8,897 SQ FT
2ND FLOOR 1,017 SQ FT
1ST FLOOR 2,394 SQ FT
GND FLOOR 2,856 SQ FT

AVAILABLE TO BE REFURBISHED
BEING FITTED TO CAT A + 36 DESKS
AVAILABLE
CAT A+ 16 DESKS AVAILABLE AUGUST 2022
FITTED
BEING FITTED TO CAT A + 28 DESKS

For more information visit eddisons.com
T: 020 3205 0200



Ground floor reception with drop down areas and Wi Fi

- 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
- Regular occupier events arranged by the on-site management team
- 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
- Every Thursday we currently have occupier drinks held on site in the reception or outside in the grounds.

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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.



Fantastic outside space with Table football and BBQ

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



Landscaped gardens to enjoy and relax

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Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

ACCOMODATION

All areas quoted are IPMS3-Office.

Packages offering full turnkey fitted and furnished options are available via L&G's Capsule product.

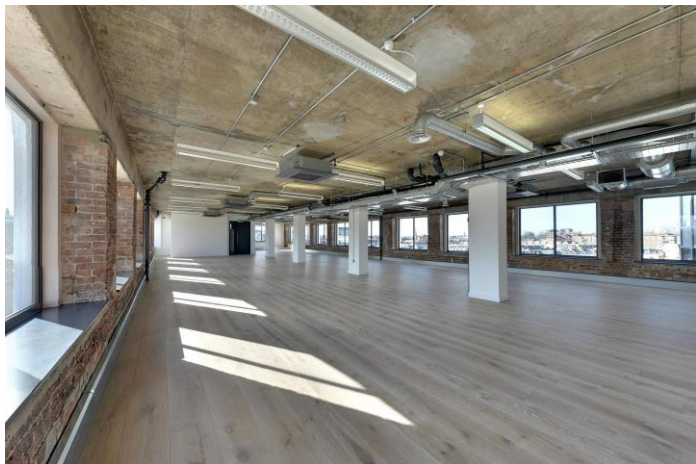
In addition, a fully managed solution is also available with the landlord managing the space for you so you can concentrate on your business. Full details on application.

3rd Floor 3.1

**Approx. 5,097 SQ FT
(473 SQ M)**

The available suite is situated on the 3rd floor and accessed via two passenger lifts.

Excellent natural light and views
To be refurbished to CAT A



Library photo showing open plan finishes. To be refurbished

3rd Floor 3.2

**Approx. 3,800 SQ FT
(353 SQ M)
Now being fitted to CAT A +
CAPSULE TO PROVIDE 36
WORKSTATIONS**

**Can be combined with the
above suite to provide 8,897 sq
ft**

Currently being fitted by the landlord to provide fully fitted offices with furniture, meeting rooms and breakout areas so you can move straight in and start running your business from day one. 36 Workstations



Library photo showing furnished finishes.

For more information visit [eddisons.com](https://www.eddisons.com)
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1st Floor

**Approx. 2,394 SQ FT
(222.4 SQ M)**

Accessed through the courtyard gardens via a staircase to the first floor. There is no lift access.

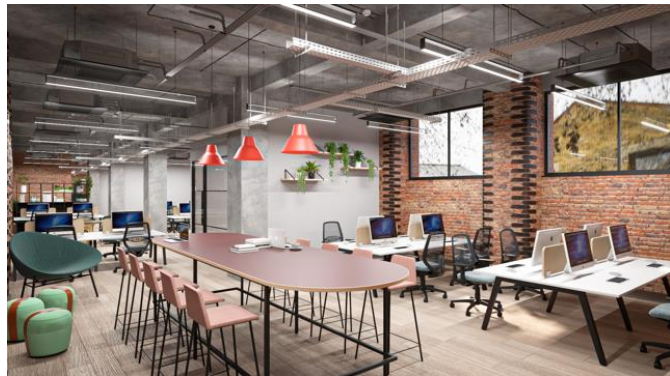
Arranged in open plan with a private meeting room and fitted kitchen.



Ground Floor

**Approx. 2,856 SQ FT
(265.33 SQ M)
Now being fitted to CAT A +
CAPSULE TO PROVIDE 28
WORKSTATIONS**

Direct access to the gardens.
Currently being fitted by the landlord to provide fully fitted offices with furniture, meeting rooms and breakout areas so you can move straight in and start running your business from day one.
28 Workstations
Great ceiling height



CGI of CAT A +

Second Floor

**Approx 1,017 SQ FT
(94.48 SQ M)
Fitted to CAT A+
Available August 2022
CAPSULE Currently arranged
as 16 workstations and kitchen and
meeting room**

Approached via a separate entrance at the front of the building. Currently arranged in open plan with private office and meeting room & Kitchen.



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LEASES

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

RENT

£65.00/ sq ft for CAT A + and £55.00/sq ft for CAT A

SERVICE CHARGE

On account service charge Year ending Dec 2022 is **£9.50/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 2022

ENERGY PERFORMANCE CERTIFICATE (EPC)

Each unit has a separate assessment, available on application.

INSPECTIONS VIA SOLE AGENTS EDDISONS

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Also go to our web site to see our short new video of the building

www.theaircraftfactory.com

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