

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



## **FANTASTIC SUITES AVAILABLE**

<b>3<sup>RD</sup> FLOOR</b>	<b>8,897 SQ FT</b>	<b>AVAILABLE OPEN PLAN</b>
<b>3<sup>RD</sup> FLOOR</b>	<b>5,097 SQ FT</b>	<b>AVAILABLE OPEN PLAN</b>
<b>3<sup>RD</sup> FLOOR</b>	<b>3,800 SQ FT</b>	<b>CAPSULE FITTED TO CAT A + 36 DESKS</b>
<b>GND FLOOR</b>	<b>2,856 SQ FT</b>	<b>CAPSULE FITTED TO CAT A + 28 DESKS</b>
<b>1<sup>ST</sup> FLOOR</b>	<b>2,394 SQ FT</b>	<b>AVAILABLE OPEN PLAN</b>
<b>1<sup>ST</sup> FLOOR</b>	<b>2,748 SQ FT</b>	<b>AVAILABLE OPEN PLAN WITH KITCHEN</b>
<b>2<sup>ND</sup> FLOOR</b>	<b>1,017 SQ FT</b>	<b>CAPSULE FITTED TO CAT A+ 14 DESKS</b>

For more information visit [eddisons.com](http://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
- Extensive communal grounds with seating and Table football and Petanque court
- 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.
- Table tennis, Outside Flatscreen TV showing sport and other events.

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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.*

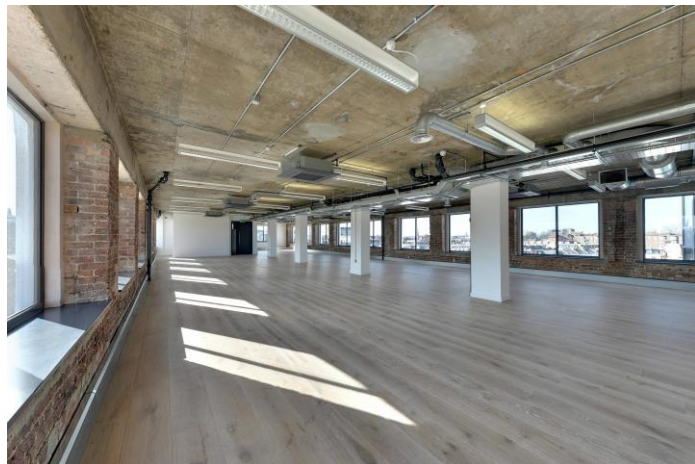
*In addition, a fully managed solution is also available with the landlord managing the space for you so you can concentrate on your business. Full details on application.*

### 3<sup>rd</sup> 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*

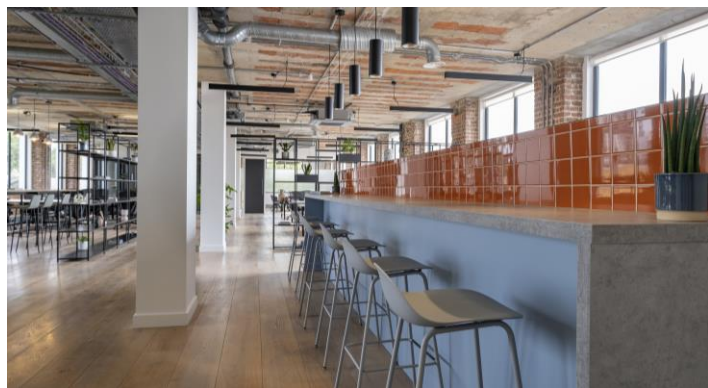
### 3<sup>rd</sup> Floor 3.2

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

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

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

*Photo showing suite*



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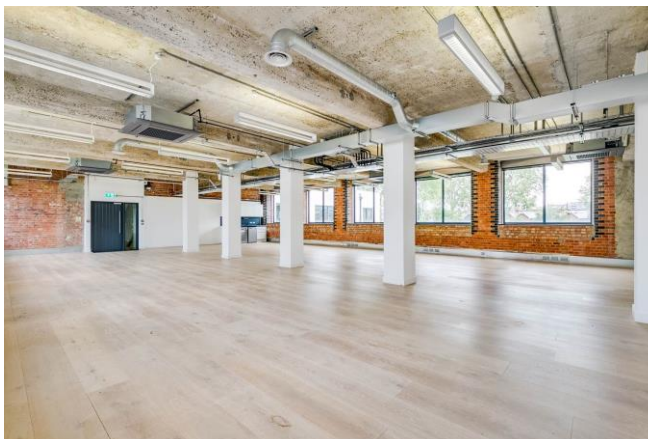
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### 1<sup>st</sup> Floor 1.1 Rear

**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.



### 1<sup>st</sup> Floor 1.1 Front

**Approx 2,748 SQ FT  
255.3 SQ M**

Accessed off the main lift and Stairwell. This suite has just become available.

Offered in open plan with a high quality fitted kitchen.

This suite could be combined  
With the above to provide a total  
of **5,142 sq ft 477 sq m**

### Ground Floor G4

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

Direct access to the gardens.  
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



**CAT A +**


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## Second Floor 2.3

<p><b>Approx 1,017 SQ FT (94.48 SQ M) Fitted to CAT A+ CAPSULE FITTED TO PROVIDE 14 WORKSTATIONS</b></p> <p>Approached via a separate entrance at the front in open plan with meeting room and one private office. No Lift</p>	 <p><i>Library photograph</i></p>
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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 2023 is **11.50/sq ft**

### BUSINESS RATES

Each unit is separately rated the approx. rates payable is as follows.  
Rates Approx. £22.50/sq ft payable to year starting April 2023

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Each unit has a separate assessment, available on application.

### **INSPECTIONS VIA SOLE AGENTS EDDISONS**

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SEE OUR VIDEO OF THE BUILDING

<https://youtu.be/RHQENKTMg78>

SEE OUR WEB SITE

[www.theaircraftfactory.com](http://www.theaircraftfactory.com)

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