

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

FROM 1,017 SQ FT TO 18,335 SQ FT



FANTASTIC “LOFT” OFFICES IN A CAMPUS ENVIRONMENT WITH STRONG COMMUNITY ENGAGEMENT AND ACTIVITIES

OPEN PLAN, FITTED OR FULLY FURNISHED “CAPSULE” STANDARD OFFICE SUITES.

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
- 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.



Typical open plan CAT A floor. Exposed brick and concrete, wood floors, fresh air + AC.



Example of a "Capsule" full fitted floor ready to occupy.

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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



Fantastic outside space with Table football and BBQ

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



Landscaped gardens to enjoy and relax

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ACCOMODATION

All areas quoted are IPMS3-Office.

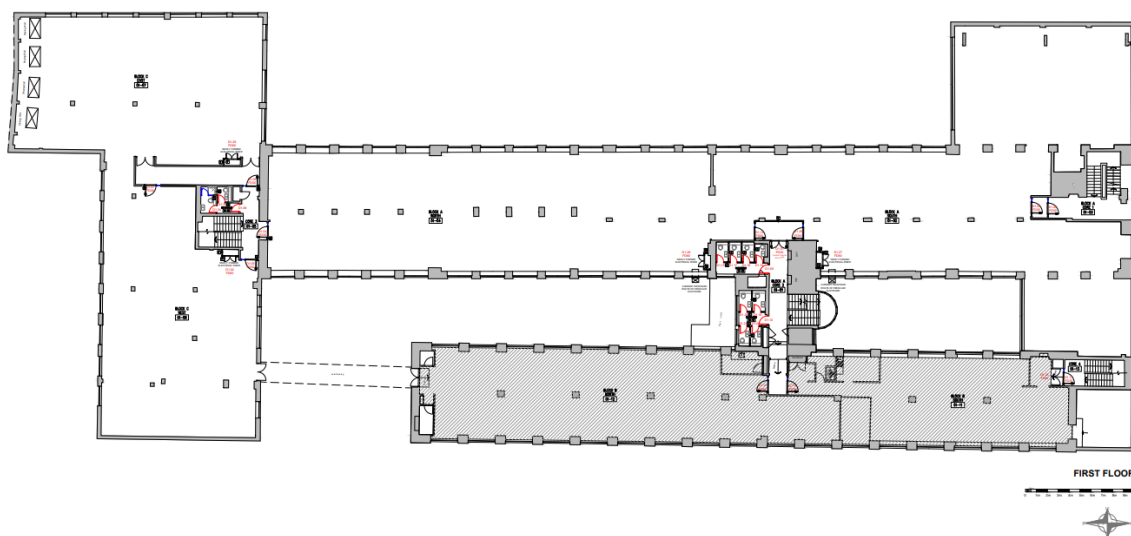
Unit	Size sq. ft. IPMS3	Sq ft Combined spaces	Product
1.1	5,143		Cat A
1.2	6,571	11,714 (1.1 & 1.2)	Fitted or Capsule
1.5/6	6,621	18,335 (1.1,1.2,1.5/6)	CAT A or Capsule
G4	2,856		Capsule
1.1 a	2,748	9,319 (1.1a & 1.2)	Fitted or Capsule
1.1 b	2,394	9,015 (1.1b & 1.5/6)	Fitted or Capsule
2.3	1,017		Capsule

Definitions

Cat A - Premises refurbished by landlord to open plan.

Fitted – Premises include previous tenants partitions, can be made to Capsule or Cat A.

Capsule – High standard of finish with new partitions, furniture, and dressing.



1st floor unit arrangement.

The property has quick and easy fibre connectivity with various suppliers.

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.

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LEASES

New flexible 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
Fully managed options available.

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 JOINT AGENTS



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SEE OUR VIDEO OF THE BUILDING

<https://youtu.be/RHQENKTMg78>

SEE OUR WEB SITE

www.theaircraftfactory.com

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