

1,178 TO 9,794 SQ FT
OFFICES TO LET

401 KING STREET

HAMMERSMITH W6

SMART

401 King Street is a modern red-brick office building offering comprehensively refurbished workspace.

Beyond its impressive architectural entrance, the building provides a total of 9,794 sq ft of accommodation across the ground floor, part first floor, and part third floor. The 1,178 sq ft part-third-floor suite is offered fully fitted, with furniture available by separate negotiation.



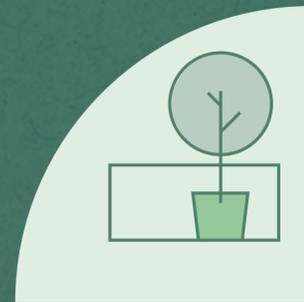
401 KING STREET



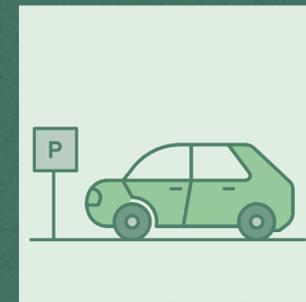
ONE - THE BUILDING



FURNITURE
AVAILABLE BY
NEGOTIATION



LARGE
ROOF TERRACE
ON 3RD FLOOR



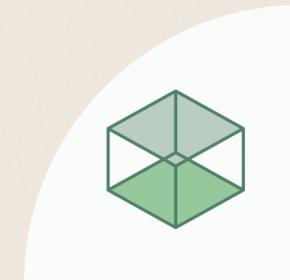
SECURE
PARKING SPACES
AVAILABLE

Images
Left: 3rd floor office with terrace
Above: Façade onto King Street

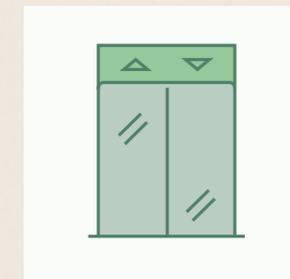
SPACE



Images
 Left: 3rd floor terrace
 Above: 3rd floor office
 Below: 3rd floor office



FULLY ACCESS
 RAISED FLOOR

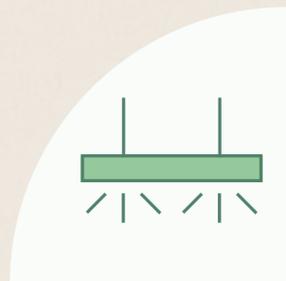


2 X 10
 PERSON LIFT

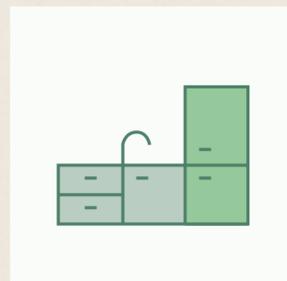
TWO - THE SPECIFICATION



SECURE BICYCLE
 PARKING



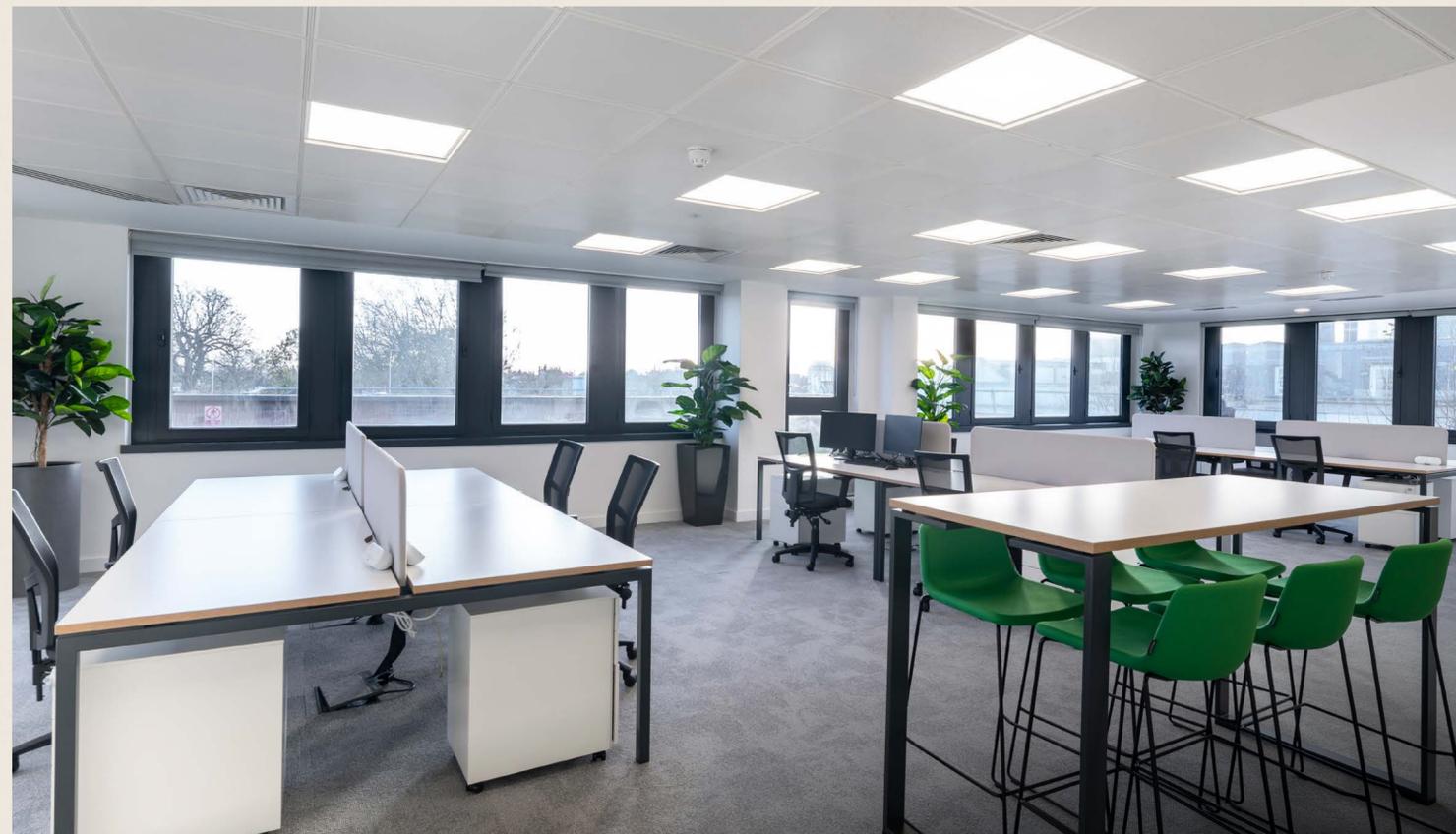
LG7 COMPLIANT
 LIGHTING



FITTED
 KITCHEN



FIRST FLOOR
 SHOWER FACILITY



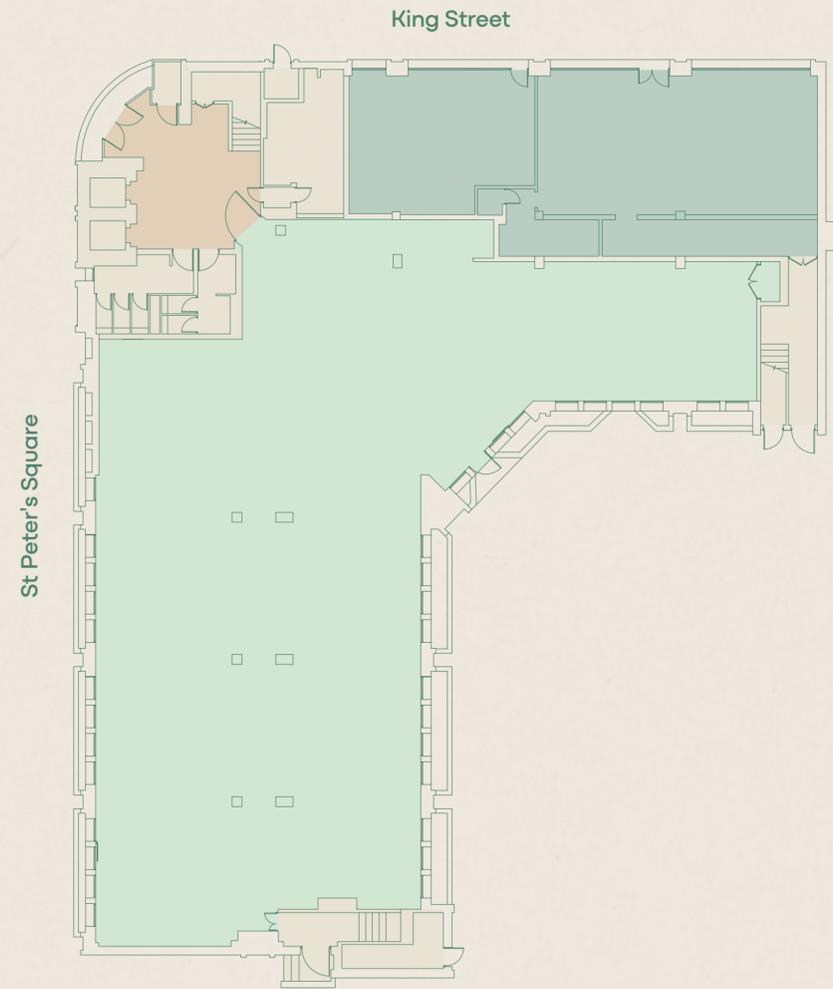
401 KING STREET

THE DETAIL

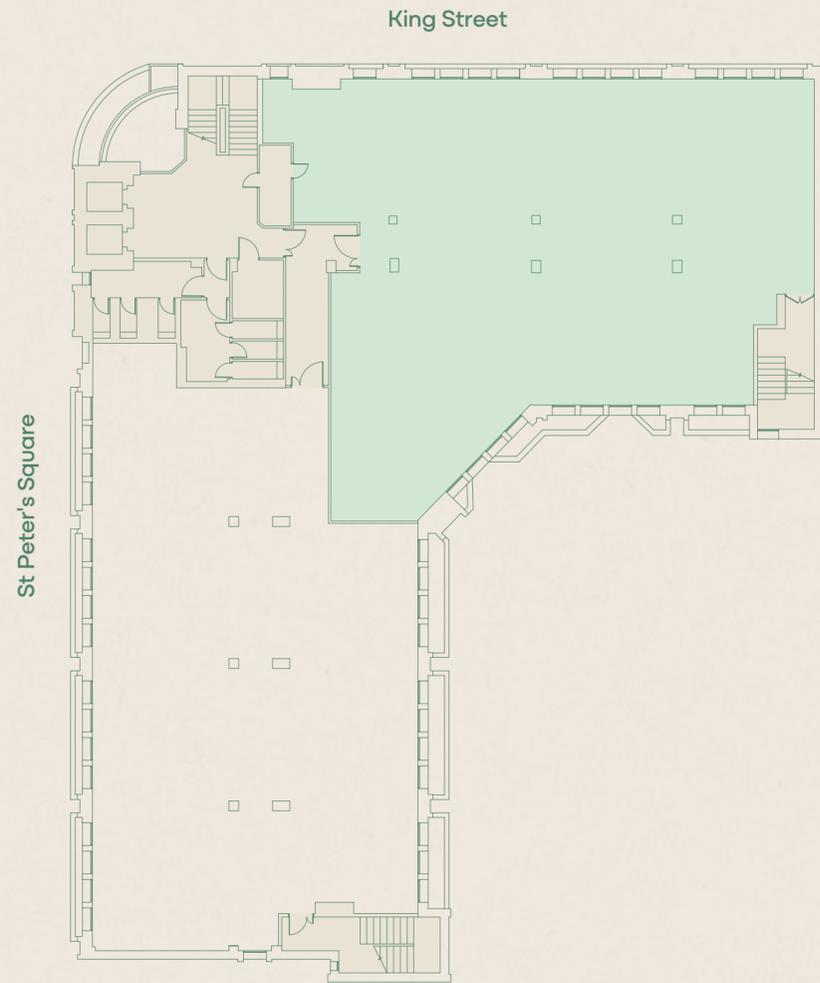
THE SPACE

| FLOOR | SQ FT | SQ M |
|---------------------------|--------------|--------------|
| PART THIRD - FULLY FITTED | 1,178 | 109.4 |
| SECOND | - | LET |
| FIRST | 3,401 | 316.0 |
| GROUND | 5,215 | 484.5 |
| TOTAL OFFICE | 9,794 | 909.9 |

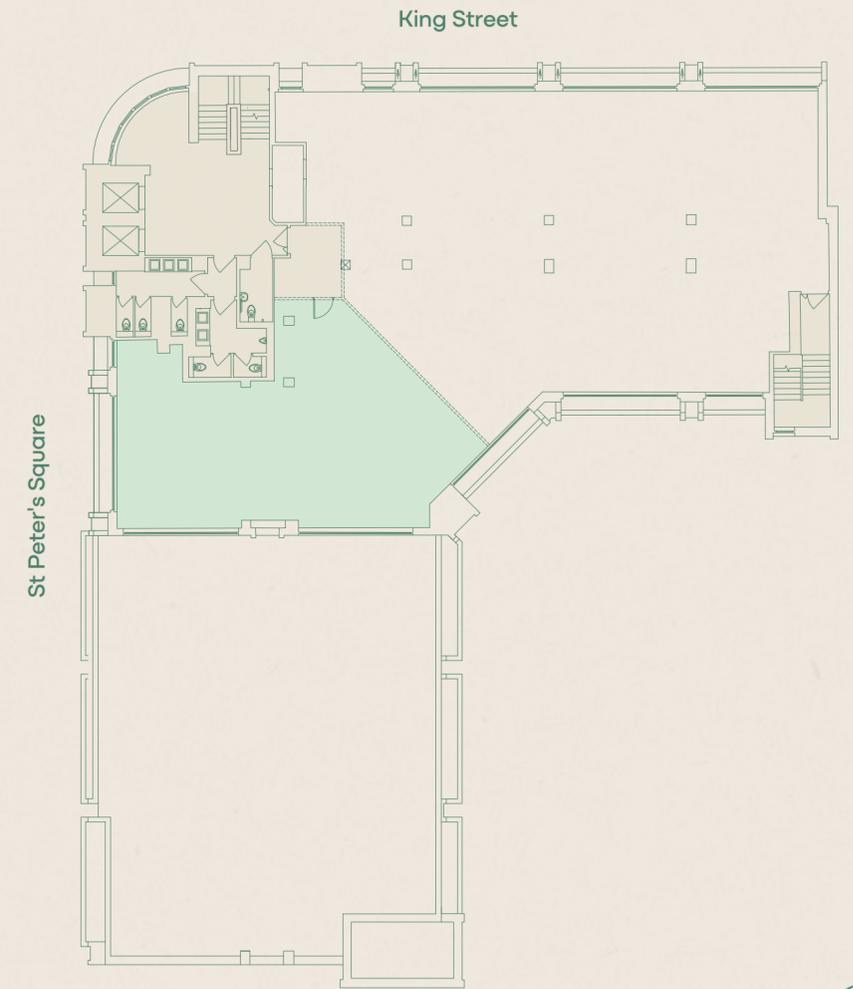
GROUND FLOOR
5,215 SQ FT / 484.5 SQ M



FIRST FLOOR
3,401 SQ FT / 316.0 SQ M



PART THIRD FLOOR
1,178 SQ FT / 109.4 SQ M



Office Retail Reception Core



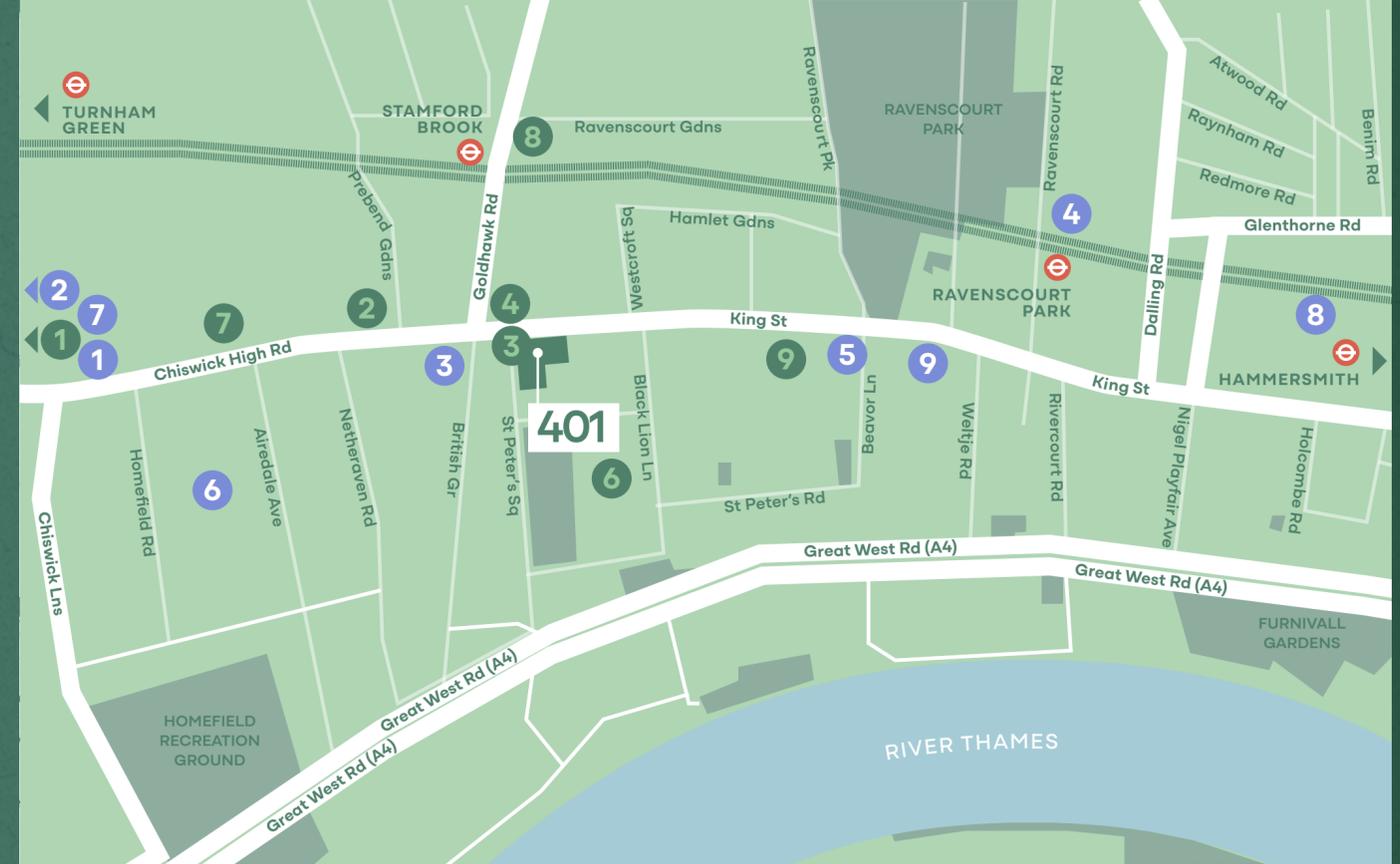
Floorplan not to scale.
For indicative purposes only.

Location

PRIME

Ideally situated between Chiswick High Road and Hammersmith, the area offers a good mix of amenities for morning, noon and night.

Stamford Brook underground station is just a two minute walk away offering District line services, whilst Turnham Green station (nine mins walk) offers connection to both District and Piccadilly lines.



FOUR – THE LOCATION



Clockwise from above
 High Road House Brasserie
 Ravenscourt Park
 Ma Ma Boutique Bakery
 Franco Manca

LOCAL AMENITIES

Restaurants/Cafés

1. Franco Manca
2. Ma Ma Boutique Bakery
3. Konveni Matcha Café
4. Artisan Coffee
5. Blanco Coffee
6. The Carpenter's Arms
7. Villa di Geggiano
8. The Raven
9. Flame & Fire

Retail/Leisure

1. The Chiswick Cinema
2. High Road House
3. Forge Functional Fitness
4. RavensWall Climbing
5. Reformx
6. The Hogarth Health Club
7. Sainsbury's Local
8. Ikea
9. Premier Inn

LOCATION

401 KING STREET

GET IN TOUCH

VIEWINGS

Strictly through sole lettings agents.

TERMS

Upon application.

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