



# HAMMERSMITH ROAD

LONDON W6 8PW

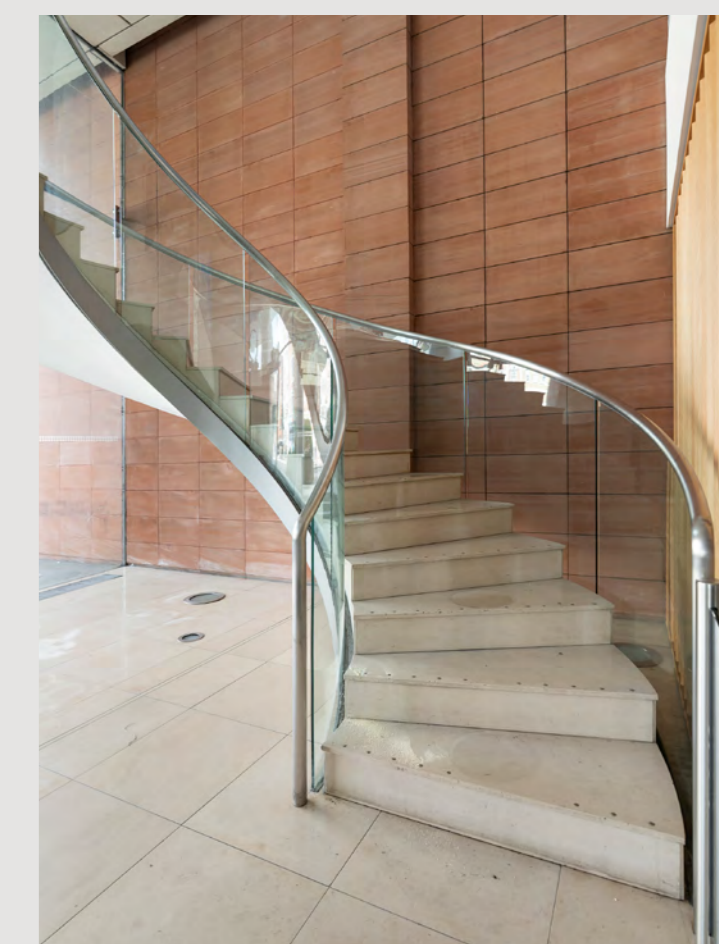
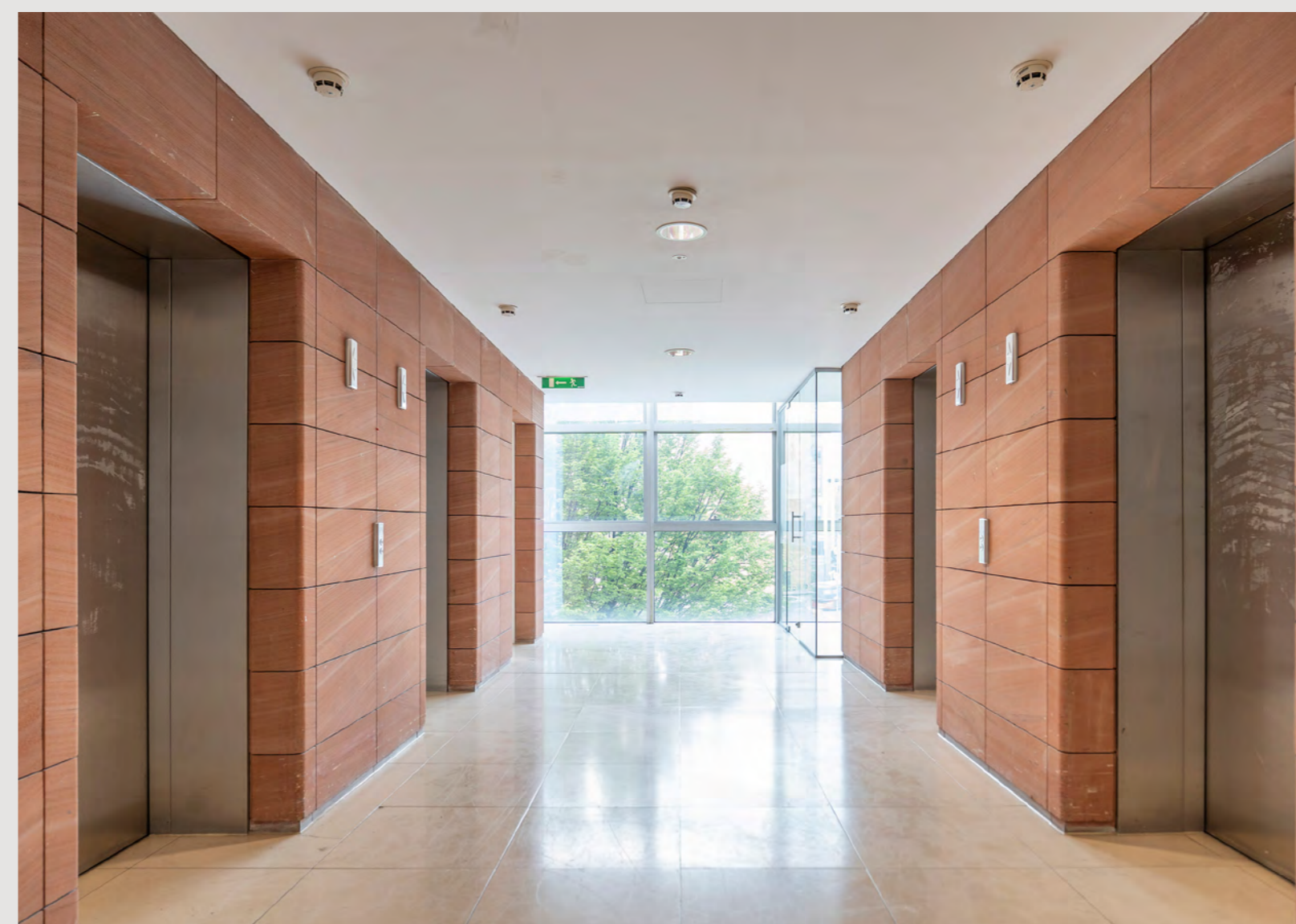
[255-hammersmithroad.co.uk](http://255-hammersmithroad.co.uk)

HIGHLY PROMINENT LANDMARK OFFICE BUILDING

**11,060 TO 110,106 SQ FT TO LET**

# A PRIME POSITION

Highly prominent and visible headquarters office building located immediately opposite the excellent transport links within Hammersmith Underground and Bus Station as well as an array of amenities provided in the Broadway Shopping Centre.



# A GLOBAL BUSINESS HUB

- |   |   |    |   |
|---|---|----|---|
| 1 | Victoria Beckham  | 9  | Disney  |
| 2 | Orchard Therapeutic, Accor Invest, CFP Energy, Baker Hughes and Imperial Brands         | 10 | A&E Networks and Kambi Sport  |
| 3 | Formula-E, BuillionVault, Love Holidays, JacTravel and Extreme E                        | 11 | The Office Group  |
| 4 | Hyperoptic, Alvogen, Zaizi  | 12 | Fox International Channels, UKTV and Philip Morris  |
| 5 | Novotel Hotel   | 13 | Medidata, CAA and Dazn  |
| 6 | Qantas Airways  | 14 | Siemens Process Systems Engineering Limited, London Underground Ltd and Sigma.AI Data Ltd |
| 7 | CloserStill Media, Spaces, FitFlop and Jack Morton                                      | 15 | Dunnhumby   |
| 8 | Weber-Stephen Products, Virgin Hotels, Hansen Technologies, Assala Energy and CE Europe |    |   |



RIVERSIDE STUDIOS

EVENTIM APOLLO

A4

HAMMERSMITH

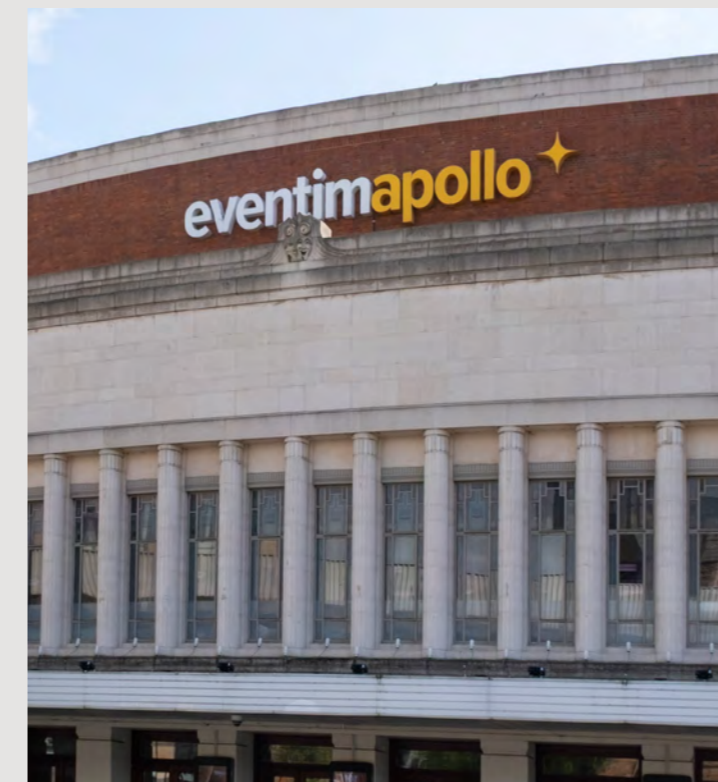
HAMMERSMITH

WESTFIELD





# A THRIVING SCENE



# ON YOUR DOORSTEP...

Hammersmith benefits from a generous variety of shops, cafés, restaurants, pubs/bars, gyms, hotels and entertainment venues immediately located surrounding Hammersmith Broadway and within minutes walk of 255 Hammersmith Road.

## CAFES & RESTAURANTS

- 1 Starbucks
- 2 Master Wei
- 3 Turtle Bay
- 4 Fabre
- 5 Bar+Block
- 6 Wagamama
- 7 Flat Iron
- 8 Nando's
- 9 Bill's
- 10 Farmer J.
- 11 La Petite Bretagne
- 12 Organicos
- 13 Pret A Manger
- 14 Caffé Nero
- 15 Broadway Shopping Centre: Costa, Greggs, Leon, McDonald's
- 16 Riverside Studios
- 17 River Café

## GYM & FITNESS

- 1 Virgin Active
- 2 Pure Gym
- 3 Surge
- 4 Boom Cycle
- 5 Fitness First

## ENTERTAINMENT

- 1 Lyric Theatre
- 2 Eventim Apollo
- 3 Riverside Studios

## SHOPPING

- 1 Broadway Shopping Centre: Sainsbury's, Accessorize, Timpson
- 2 Marks & Spencer
- 3 Boots
- 4 TK Maxx
- 5 Superdrug
- 6 Livat Shopping Centre: Ikea, Lidl, H&M, JD Sports, Primark

## PUBS & BARS

- 1 Be at One
- 2 Duke of Hammersmith
- 3 The Swan
- 4 The William Morris
- 5 The Blue Anchor
- 6 Rutland Arms
- 7 The Old City Arms
- 8 The Distillers

## HOTELS

- 1 Premier Inn
- 2 Novotel



# ...& BEYOND

## CONNECTIVITY

Located on one of London's busiest commuter routes, Hammersmith is the western gateway to the core West End. It benefits from direct access to Heathrow Airport to the west and Central London to the east via four London Underground lines.



### BY UNDERGROUND

Earl's Court	4 mins
South Kensington	10 mins
Knightsbridge	11 mins
Paddington	12 mins
Victoria	14 mins
Green Park	15 mins
Richmond	15 mins
Piccadilly Circus	16 mins
Wimbledon	22 mins
King's Cross & St Pancras Int.	24 mins
Heathrow T1&2	31 mins
Heathrow T5	35 mins

Source: TFL



### BY ROAD

A40	2.3 miles
M4	3 miles
West End	3.5 miles
City	6 miles
M3	11.3 miles
Heathrow Airport T1&2	12 miles
M25	12.6 miles
Heathrow Airport T5	14 miles

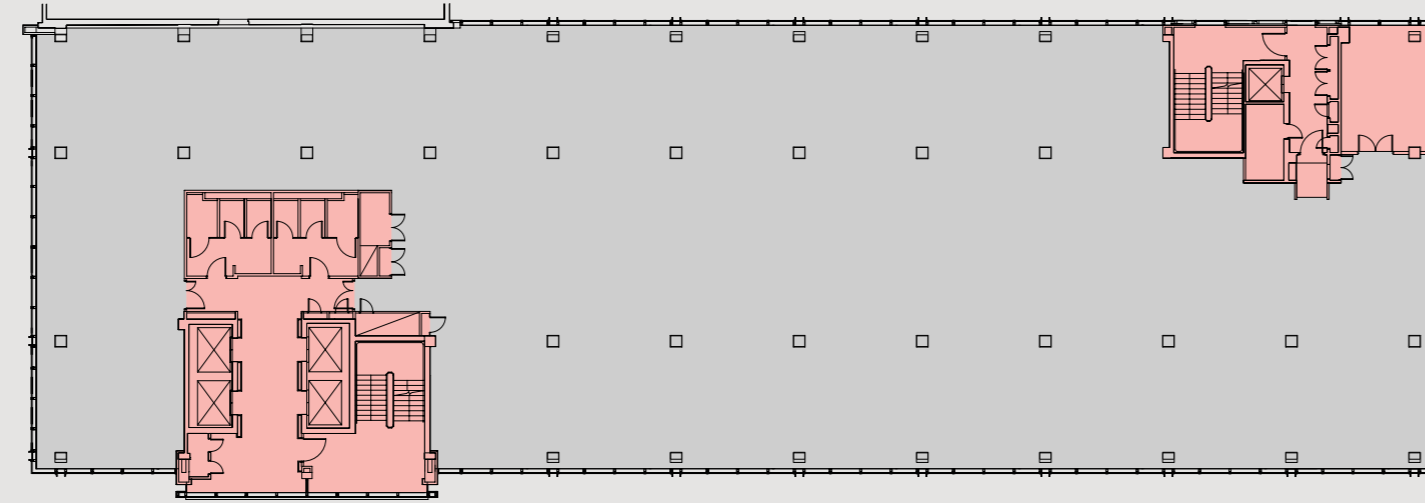
Source: Google Maps

# ACCOMMODATION

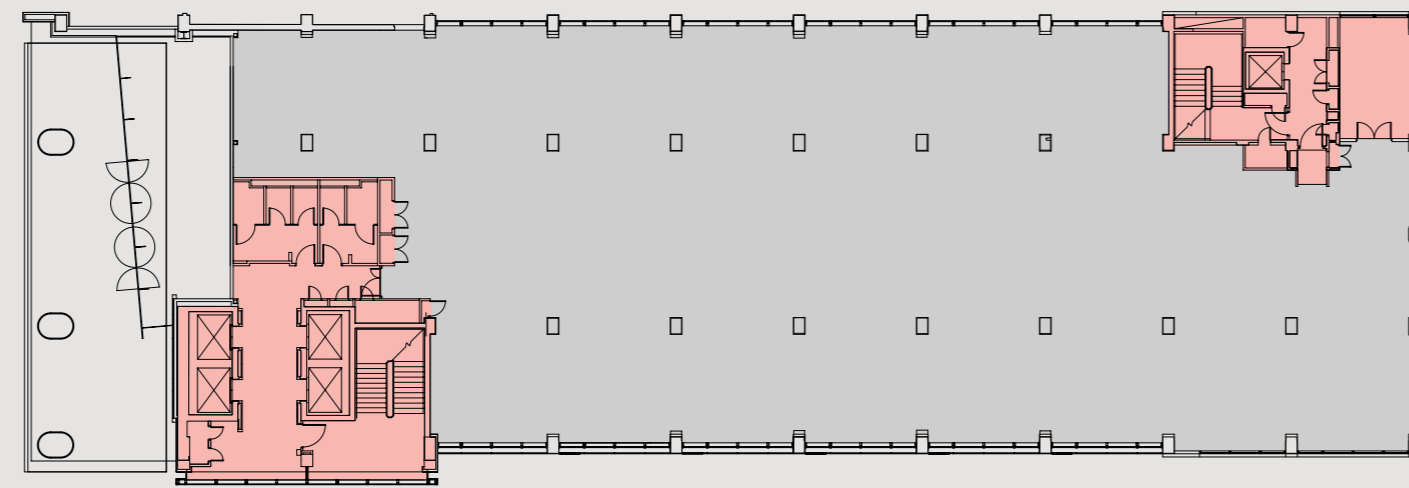
## FLOOR AREAS

Approximate Net Internal Areas.

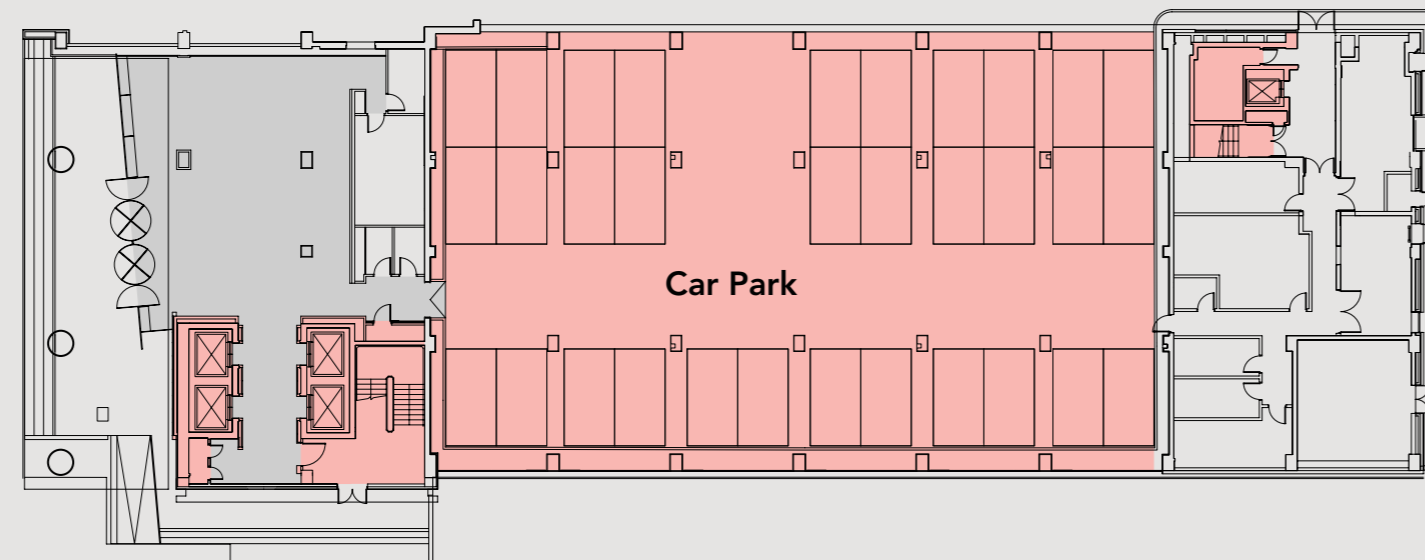
Floor	sq ft	sq m
Eighth	13,876	1,289.1
Seventh	13,874	1,288.9
Sixth	13,880	1,289.5
Fifth	13,880	1,289.5
Fourth	13,878	1,289.3
Third	13,878	1,289.3
Second	13,878	1,289.3
First	11,062	1,027.6
Ground	1,900	176.6
<b>Total</b>	<b>110,106</b>	<b>10,229.1</b>
Car Parking		32 spaces



Second to Eighth floors



First floor



Ground floor



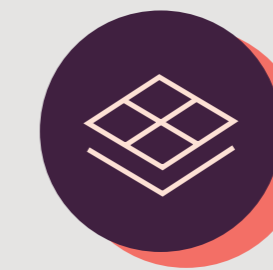
## SPECIFICATION



Large double-height reception



Metal-tiled suspended ceilings



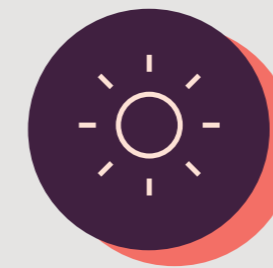
Fully accessible raised floors



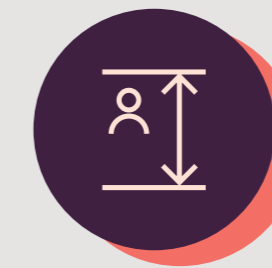
4x 16 person passenger lifts and 1 x 8 person fireman's/goods lift



Cat II lighting



Floor to ceiling glazing



Minimum 2.6m floor to ceiling height



Male, female and disabled WC's on all floors



Cycle storage and shower facilities



32 car parking spaces





## HAMMERSMITH ROAD

LONDON W6 8PW

### TERMS

The building is offered on a leasehold basis. A freehold sale may be considered and alternative uses may be achievable, STP.

### VIEWING

Strictly by arrangement through the sole agents.



#### Roddy Abram

roddy.abram@knightfrank.com  
07899 001 028

#### Andy Nixon

andy.nixon@knightfrank.com  
07973 924 947

[255-hammersmithroad.co.uk](https://www.255-hammersmithroad.co.uk)

The property is being marketed for letting on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the Property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

IMPORTANT NOTICE (1) Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank LLP has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). (2) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Knight Frank LLP registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names. Compiled May 2025.