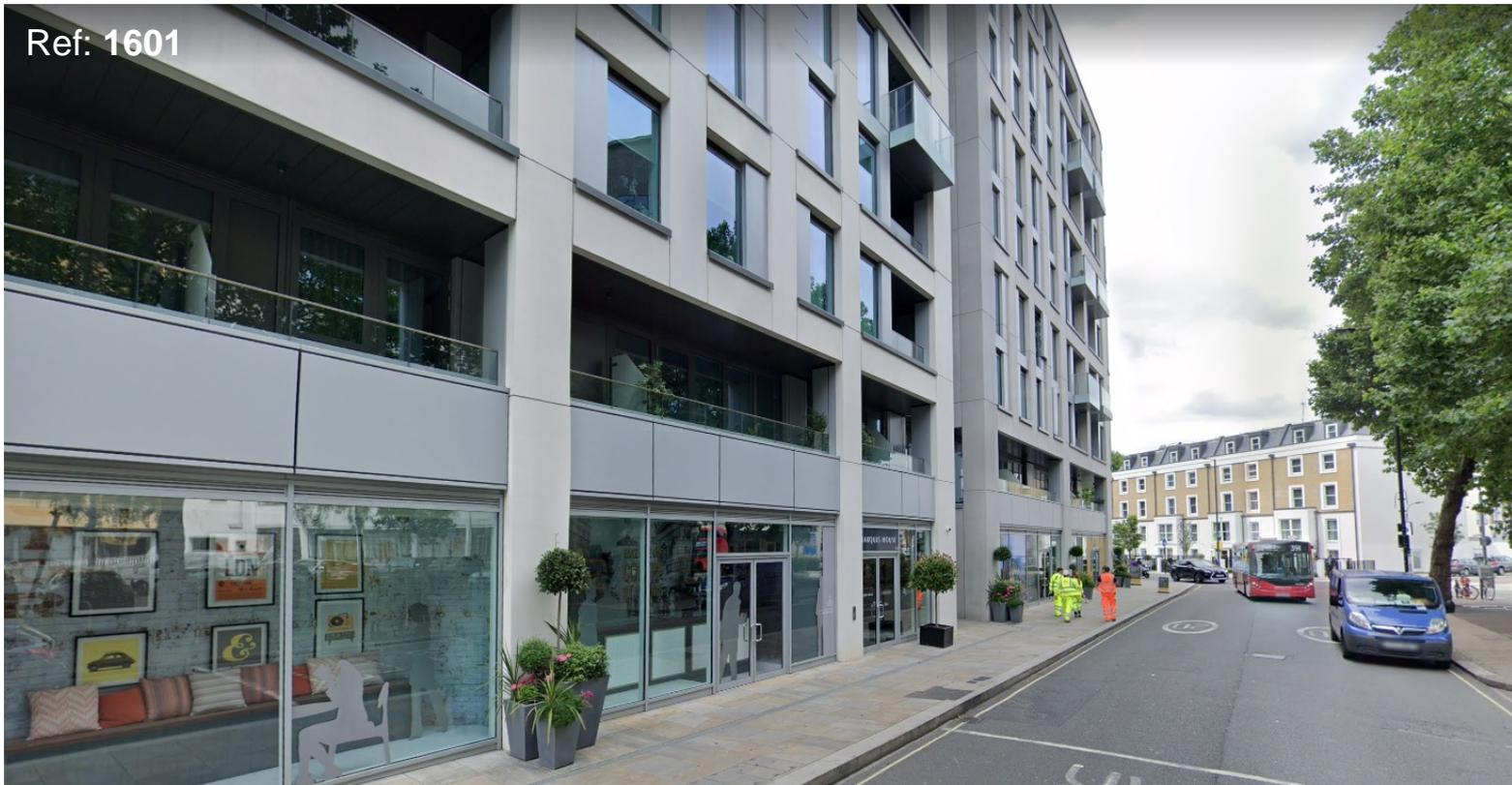




Ref: 1601



**D1/D2 unit available to
rent**

**Brand new, ground
floor unit**

**Located adjacent to
Hammersmith Station**

**Unit 2 Lancaster House,
Sovereign Court,
Beadon Road,
Hammersmith,
W6 0BT**



Ground floor D1/D2 unit within new, mixed use development within the heart of Hammersmith

Ideal for a number of D1/D2 uses including education, training, medical/health, yoga, pilates, gym/fitness studio etc.

Gross internal floor area approx. 2,752 sq. ft. with ceiling height of 3.6m

Ideally located within a 2 minute walk of Hammersmith's two underground stations

Available with vacant possession late 2020

Offers for a new FR&I lease invited in excess of £105,000 per annum exclusive

Subject to contract

Location

The property is situated within a new mixed-use development located within 150m from Hammersmith's two Underground Stations (Hammersmith & City, Piccadilly, District and Circle Lines). Sovereign Court sits within a rapidly developing area within the heart of Hammersmith Town Centre, and is surrounded by a number of high-end shops, restaurants, cafes and other amenities.

There are offices of large multinational corporations adjacent as well as an extremely affluent residential population. In terms of other office occupiers, Hammersmith is a popular location for international brands as it is midway from Heathrow and the City. Major occupiers include L'Oreal, Walt Disney, Coca Cola, Virgin Media, GE, Winton Capital amongst others. Sovereign Court is well located directly across the road from One Lyric Square (approx. 95,000sq.ft.) and 10 & 12 Hammersmith Grove (approx. 277,000sq.ft.) which includes a large WeWork, as well as UKTV, Fox International and the Creative Arts Agency.

The Property

A prominent, ground floor unit fronting Beadon Road comprising part of a brand new, mixed-use development scheme providing over 400 new homes. Highly visible from passing vehicular traffic as well as commuter trade to and from the station, plus high street shopping.

The unit is planned on the ground floor, comprising approx. 2,752 sq. ft. (256m²) with an open plan layout. It is currently being occupied by the marketing suite for the development who are due to vacate late 2020. The unit will be presented in shell and core condition with capped services and glazed frontages, though negotiations are possible with current occupiers regarding retention of some of the existing fit out. There is a ceiling height of approx. 3.6m

Planning

The property currently has D1 and D2 uses and is adjacent to a dental clinic. It is deemed ideal for a number of users including educational, training, medical, clinic, yoga studio, fitness studio, specialist uses etc. The unit also has A1, A2, A3 and A4 uses.

Terms

New full repairing and insuring lease to be agreed

Rating

TBA

Rent

Rental offers are invited in excess of £105,000 per annum exclusive, subject to contract

Service charge

I am advised the annual service charge is estimated at approximately £2.20 per sq. ft

EPC

In hand

VAT

I am advised the property **IS** elected for VAT purposes.

Costs

Each party to be responsible for their own legal and professional costs.

Holding Deposit

Holding Deposit Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the vendor/landlord withdraws, clear title cannot be proved, or the tenant's references are not acceptable to the landlord. In addition, the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

Inspections strictly by appointment only, please contact:

Ben Wallis or Ben Goldstone

020 8099 3119

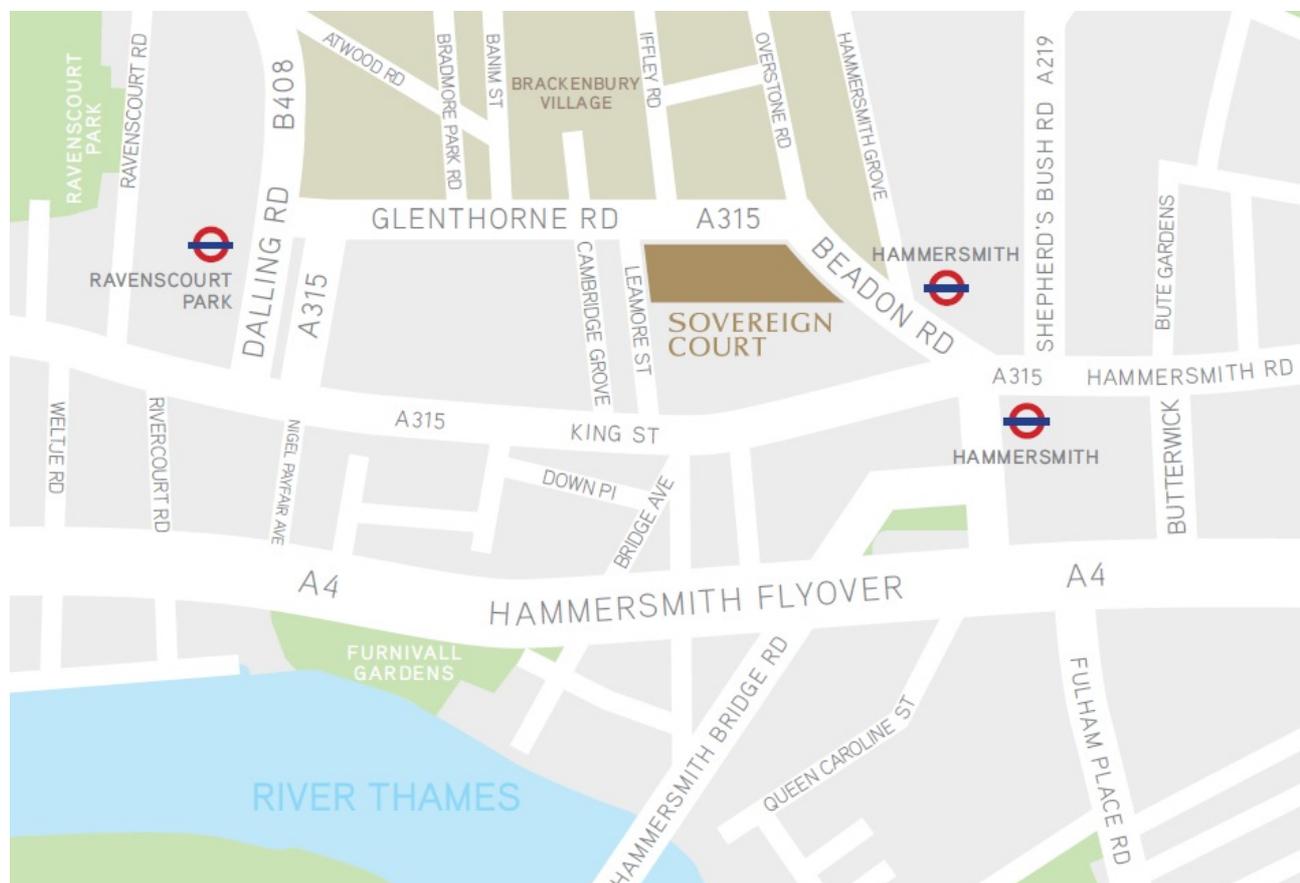
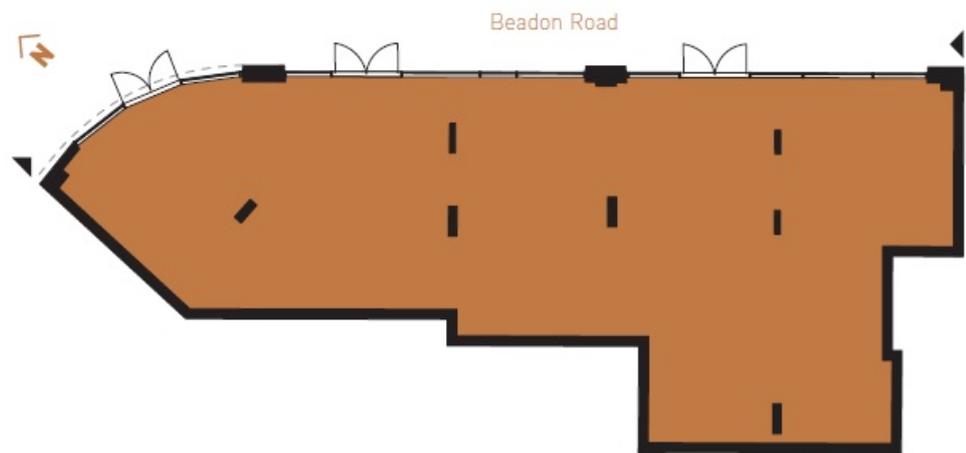
Sales@bernardgordon.co.uk

Floor plan not to scale

GROUND FLOOR

Frontage: 33m

Floor height: 3.6m



Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.