

RETAIL / COMMERCIAL UNIT TO LET

Unit 16 & 17, Fulham Reach, Hammersmith, London W6

LOCATION

Fulham Reach is an exciting new retail, leisure, office and residential development in West London in an attractive waterfront setting overlooking the Thames at Hammersmith Bridge. Hammersmith Broadway is within a 5 minute walk and existing restaurant occupiers in the area include The River Café, Sam's Brasserie, The Crabtree, The Dove and The Carpenter's Arms.

The location also benefits from the recently re-opened 90,000 sq ft Riverside Studios which provides a cinema, 3 new television studios, the largest of which can accommodate an audience of 400 people, and where numerous comedy, quiz and music shows are hosted including; Have I Got News For You, Peter Crouch Save Our Summer and The Brits Launch Party. The complex also includes a rehearsal space and in-house restaurant. <https://riversidestudios.co.uk/see-and-do/>.

The scheme benefits from some 30,000 office workers within a 15 minute walk, as well as a very affluent residential population. The two underground stations in Hammersmith are both within a 5 minute walk and together they handle some 36.6m passenger entries and exits a year.

There will be a total of 60,000 sq ft of commercial space at Fulham Reach including 4 restaurant units fronting the Thames. These include Fuller's Blue Boat pub and restaurant, which is trading well, Brasserie Blanc, Tesco, Bread Lab, State of Mind Fitness and Chelsea Golf.



ACCOMMODATION

The two ground floor units are handed over in shell condition and comprise the following approximate areas:

Unit 16

Ground Floor Sales: 1,949 sq ft 181.13 sq m

Unit 17

Ground Floor Sales: 2,027 sq ft 188.38 sq m

RATES

Interested parties are advised to make their own enquiries.

SERVICE CHARGE

Current estimate is £2.16 psf.

TENURE

New leases for a term by arrangement.

RENT

Unit 16

Offers are invited in excess of £58,000 pax.

Unit 17

Offers are invited in excess of £61,000 pax.

LEGAL COSTS

Each party is to be responsible for their own legal costs and all other professional costs incurred in the transaction.

EPC

An EPC certificate is available on request.

RETAIL / COMMERCIAL UNIT TO LET

Unit 16 & 17, Fulham Reach, Hammersmith, London W6

VIEWINGS

The two units are available for immediate occupation.

All viewings are to be arranged strictly through sole agents, Bruce Gillingham Pollard. Please contact:

Nick Goodman
07818 012 432
nickgoodman@brucegillinghampollard.com

**BRUCE
GILLINGHAM
POLLARD**

1. No description or information given by Bruce Gillingham Pollard whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or presentation or fact. Neither Bruce Gillingham Pollard (nor any joint agents) have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents of the seller(s) or lessor(s).
2. These Particulars do not constitute, nor constitute part of, an offer or contract, nor shall they merge in any offer or contract which may hereafter be made between the seller(s) or lessor(s) and the recipient of the information.
3. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements of distances given are approximate only.
4. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer(s) or lessee(s).
5. Any buyer(s) or lessee(s) must satisfy themselves by inspection or otherwise as to the correctness.

Bruce Gillingham Pollard is registered in England with registered no. 760004

