



**RENT
REDUCED TO
£39,420 pax**

Offices / Class E available

| | Sq Ft | Rent |
|---------------|-------|------------|
| Ground & mezz | 952 | £22.50 psf |
| Lower ground | 800 | £22.50 psf |
| Total approx. | 1,752 | £22.50 psf |

**75 Blythe Road Hammersmith W14 design studio or offices to let
Now also for Class E so fitness, health, beauty, some retail uses**

Features

- Air-conditioning
- 9 mins walk to Hammersmith tube
- 9 mins walk to Shepherds Bush tube
- On street parking permits
- Very good natural light
- Wood floors
- Feature spiral staircase
- Two Kitchenettes & Shower
- Ultra low business rates

Wonderful bright wood floor offices.
Lease short or long by arrangement

Rent REDUCED ~~£43,800~~ **£39,420**

Business Rates currently NIL (20/21)

Service Charge budget currently NIL

These particulars are for general guidance only and sizes dimensions descriptions and costs shown are approximate.



Front meeting room



Wood floors



2x WCs and shower



Feature staircase



Lower ground offices



2x kitchenettes



Justin at Bective

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Plans – not to scale

