

SELF-CONTAINED HEADQUARTERS OPPORTUNITY AVAILABLE FROM 2,185 SQ FT – 22,861 SQ FT

# ARGENTUM

[ARGENTUM-HAMMERSMITH.CO.UK](http://ARGENTUM-HAMMERSMITH.CO.UK)

HAMMERSMITH, LONDON W6 9DX

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Argentum offers the unique opportunity for a prominent self-contained office building in central Hammersmith close to all the amenities that Hammersmith has to offer. The building is available in its existing condition or can be refurbished and let on a pre-let basis.



[ARGENTUM-HAMMERSMITH.CO.UK](http://ARGENTUM-HAMMERSMITH.CO.UK)



## > AMENITIES



2 x 10 person  
passenger lifts



Full access  
raised floors



Good  
natural light



Air conditioning

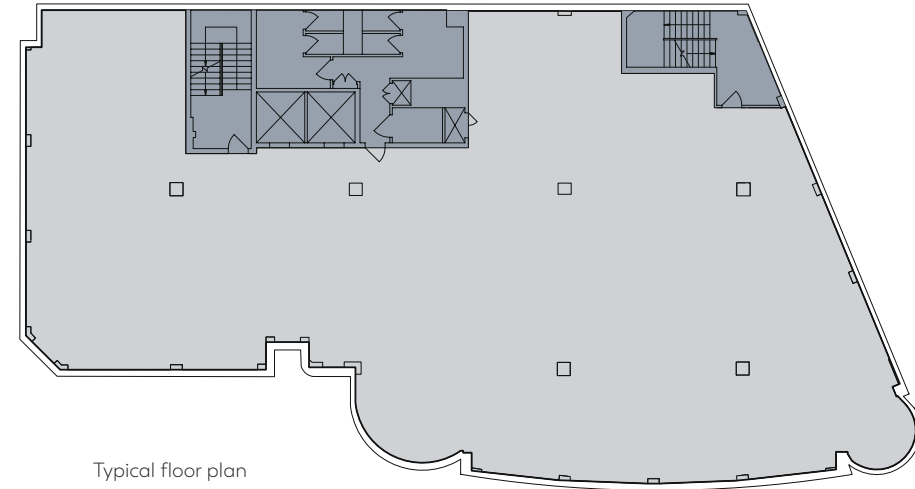


Self-contained  
HQ opportunity



## > FLOOR AREAS

FLOOR	USE	NIA SQ M	NIA SQ FT
Basement	Retail/Restaurant	203.0	2,185
Ground	Retail/Restaurant	255.0	2,745
<b>Sub-total</b>		<b>458.0</b>	<b>4,930</b>
Ground	Reception	106.0	1,141
First	Office	453.0	4,876
Second	Office	450.0	4,844
Third	Office	405.1	4,360
Fourth	Office	235.0	2,530
<b>Total</b>		<b>2,107.0</b>	<b>22,681</b>



Typical floor plan



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## > LOCATION

The building occupies a prominent island site in between Hammersmith Bridge Road and Blacks Road, opposite Hammersmith Broadway. The cafés, bars, banking and shopping facilities of Hammersmith are all close by with Broadway Shopping Centre and Livat Shopping Centre located within 2 minutes walk. Hammersmith Broadway Underground Station, which is directly opposite the building, provides access to the Piccadilly, District, Circle and Hammersmith and City lines.



### AMENITIES

- 1 Broadway Shopping
- 2 Caffé Nero
- 3 Pure Gym
- 4 Bill's
- 5 M&S
- 6 Lyric Theatre
- 7 Livat Shopping Centre
- 8 Ikea
- 9 Holiday Inn
- 10 Novotel
- 11 Eventim Apollo
- 12 Rutland Arms
- 13 Blue Anchor
- 14 Riverside Studios
- 15 Brasserie Blanc
- 16 Riverside Café

**Underground lines**  
 — Piccadilly  
 — District  
 — Circle  
 — Hammersmith & City

## > VIEWING

For further information or to arrange a viewing please contact the joint agents:

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