

# TO LET

# COREP



## The Foundry, Hammersmith W6 8BB

Part 4<sup>th</sup> Floor, 10,664 sq ft

Available via sublease or assignment

### Summary

- Brand new, fully fitted suite
- Private roof terrace
- 2 minutes to Hammersmith station
- Communal atrium
- Showers, lockers & drying room
- On-site café and squash court
- Occupancy ratio – 1:8 sq m
- Market leading specification
- Car parking
- Cycling Score Platinum
- Wired Score Platinum
- Highly sustainable

Call Matt Swash: 07980 905185 or Sean Cleaver: 07748 963378

Website: [co-rep.co.uk](http://co-rep.co.uk)

# The Foundry

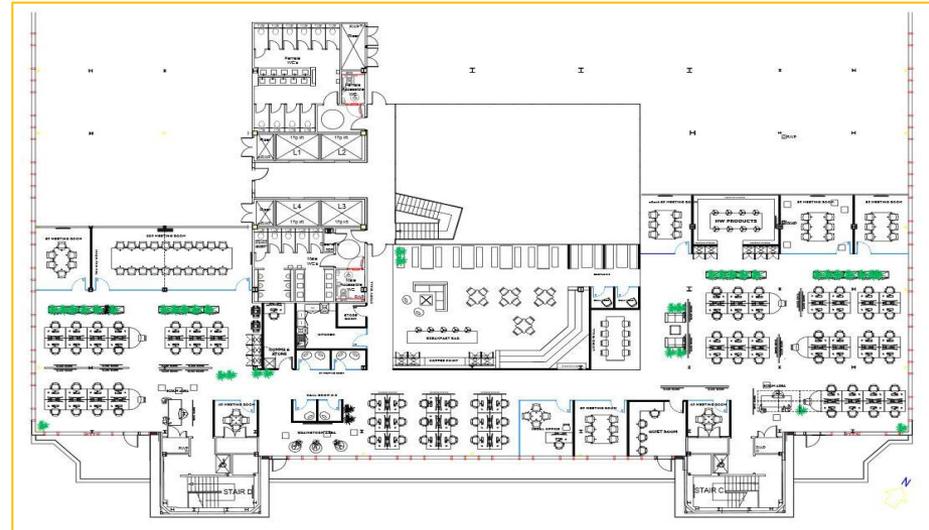
Part 4th Floor, 10,664 sq ft

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## Current Itinerary

The part 4<sup>th</sup> floor has been fully fitted by marine electronics company – Navico – who can offer the existing furniture as part of any transaction. Since the lease was signed in March 2019, the office has not had significant use and is in an excellent condition.

- Designed by one of London's leading fit-out practices.
- Ability to brand the space easily and cost effectively.
- 76 dedicated desks in the main office, with a further 18 hot desks.
- 9 meeting rooms and 1 private office.
- Extensive breakout area (pictured) with town hall seating and full Bose sound system.
- Exposed services in part of the space.
- 4 call pods and 2 'scrum' areas for impromptu meetings.
- 3 terrace areas alongside external elevation.
- 1 parking space.
- Full access to shared areas in the building, including changing facilities.



### Disclaimer

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. August 2020.

# The Foundry

Part 4th Floor, 10,664 sq ft

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## Location

Located in the heart of Hammersmith, The Foundry is part of the recently completed 'Assembly' development, offering panoramic views, floor-to-ceiling glass elevations and fantastic natural light throughout.

The wider development benefits from an extensive F&B offering and is within a 2 minute walk of Hammersmith tube station, providing swift access to both Central London and Heathrow Airport.

Address: The Foundry, 77 Fulham Palace Road, Hammersmith W6 8BB

## Description

The subject space is located on the part 4<sup>th</sup> floor of the building and is currently occupied by Navico until March 2025. The current specification includes:

- Double height reception
- Full height central atrium
- On-site café
- Raised floors
- Suspended ceilings
- Occupational density of 1:8 sq m
- Floor to ceiling height of 2.65m
- Four pipe fan coil air conditioning
- LED lighting and PIR control
- Basement car parking, including electric charging points
- 161 bike racks, showers and 198 lockers
- On-site squash court
- Communal landscaped roof terrace
- 4 x 17 person passenger lifts
- BREEAM 'Excellent'
- Neighbouring occupiers include The Walt Disney Company, UKTV, Shazam, Virgin Media, Harrods, Victoria Beckham and GE Capital



## Terms

A new sublease / assignment available for a term of years up to 4<sup>th</sup> March 2025.

## Rent

The passing rent for the suite is £58.00 per sqft per annum.

## Energy Performance Rating

EPC Rating - B

## Legal Costs

Each party to bear their own legal costs.

## Viewings

Matt Swash

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