

**THE FORGE
ASSEMBLY LONDON
77 FULHAM PALACE ROAD
HAMMERSMITH
LONDON W6 8JA**

SELF-CONTAINED OFFICES WITH PARKING TO LET

FLOOR AREA APPROX. 4,765 SQ.FT. (513/ SQ.M.)



LOCATION

Assembly London is a major mixed-use urban campus in Hammersmith comprising four buildings totaling 220,000 sq ft.

The scheme is located on Fulham Palace Road close to the Hammersmith Transport hub. This provides easy access to the Piccadilly, District, Circle and Hammersmith & City Underground Lines as well as the A4 / M4. Hammersmith Bus Station is located adjacent to the Tube Station offering excellent transport links.

The River Thames and associated walkways are within a few minutes' walk as are numerous restaurants, bars, and shopping facilities along King Street and the surrounding area. At the front of the scheme is an Eat17 café, mini supermarket and street food facility.

Subject to contract and exclusive of VAT if applicable

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DESCRIPTION

The premises are currently occupied by Furukawa Electric Europe Limited who have named the building so new occupiers may be able to do the same, subject to appropriate approvals.

The Forge (marketing name) is a 4,765 sq ft high quality self-contained office space on first, second and mezzanine floors over private car parking and bicycle storage area.

Whilst the premises are self-contained and have their own private parking facilities, they also enjoy the Assembly's community space, amenities, public realm, and sports facilities.

The accommodation comprises a mixture of open plan office accommodation, private offices, and meeting rooms with raised accessed floors, air conditioning and good natural light and ventilation throughout.

On the first floor the premises are laid out as a large break out area with kitchen, meeting rooms and clean workshops which can be easily reinstated to open plan offices or individual rooms if required.

The second floor is utilized as reception, open plan offices, further kitchenette, and large meeting / conference room / boardroom. On this floor there is a spiral staircase up to the mezzanine which is sub-divided to provide two executive offices and open plan workstations.

There is a lift from ground to second floors and the premises have recently been decorated to provide excellent quality accommodation fitted and ready for early occupation. In addition to the private wc's within the common areas there is a shower and coats cloakroom.

The ground floor has 6 undercroft car parking spaces and bike storage.

Within The Assembly scheme there are communal squash courts, changing rooms and well maintained grounds and access to a roof top terrace.



Second floor prior to fit out

APPROXIMATE FLOOR AREAS

Mezzanine	832 sq ft	77.29 Sq M
Second	1902 sq ft	176.7 Sq M
First	2031 sq ft	188.68 Sq M
Ground	<u>Entrance plus private undercroft car parking</u>	
Total	4,765 sq ft	442.67 Sq M



2ND FLOOR RECEPTION



1ST FLOOR KITCHEN



2ND FLOOR OPEN OFFICE AREA

TERMS

The premises are held on a residue of a 10-year term (outside The Act) from 11th July 2014 with approximately 4 years unexpired. The passing rent is £195,363 per annum approximately £41.00 per square foot.

SERVICE CHARGE

Approx. £9.00 per square foot per annum for the property and Estate including 24 hour security.

BUSINESS RATES

Rateable Value : £151,000 (August 2019).

Estate Estimated Rates Payable : £80,332 (£16.86 per square foot for the year end March 2021).

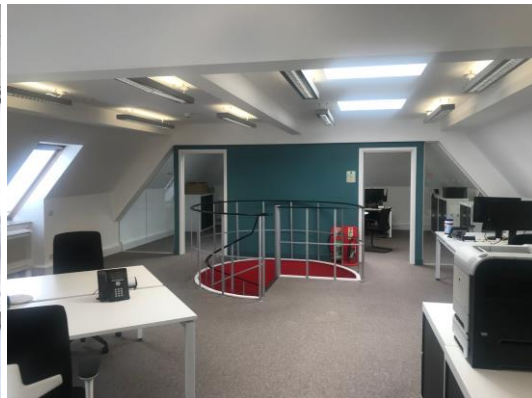
Interested parties are advised to make their own enquiries with the London Borough of Hammersmith & Fulham.

PLANNING

The property benefits from B1 (A) office consent and user. Alternative commercial uses within Class E may be considered subject to the Landlords and any planning consent required.



1ST BREAKOUT AREA



MEZZANINE 2 OFFICES

VAT

The premises are elected for VAT which will be charged in addition.

EPC RATING

D96 Report available on request.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in the transaction.

CONTACT & VIEWINGS

Please contact the joint agents for further information or appointments to inspect :-

RANDALL COMMERCIAL

HNG

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