

# BROOK GREEN, SHEPHERDS BUSH ROAD

LONDON, W6 7PB



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Hammersmith is one of London's key business districts and is resident to some of the world's biggest names such as L'Oreal, Coca Cola, Sony and Disney. This space opens up Hammersmith to a new wave of co-working and collaboration spaces and leads the way in creating a new and exciting environment in one of London's most up and coming areas. This new site has great floor to ceiling height and plenty of natural light, which compliments the light and airy feel of the co-working and private office spaces.

## LOCATION

Hammersmith has a wealth of transit links into Central London and unprecedented access to Heathrow Airport. The closest station being Hammersmith station at only a 6 minutes walk away, as well being close to both Goldhawk Road station and Shepherd's Bush station with an 11 minutes walk. Due to its close proximity to Shepherd's Bush its relatively easy for one to enjoy a shopping spree or a lunch at one of the sites many restaurants.

## SPECIFICATION/AMENITIES

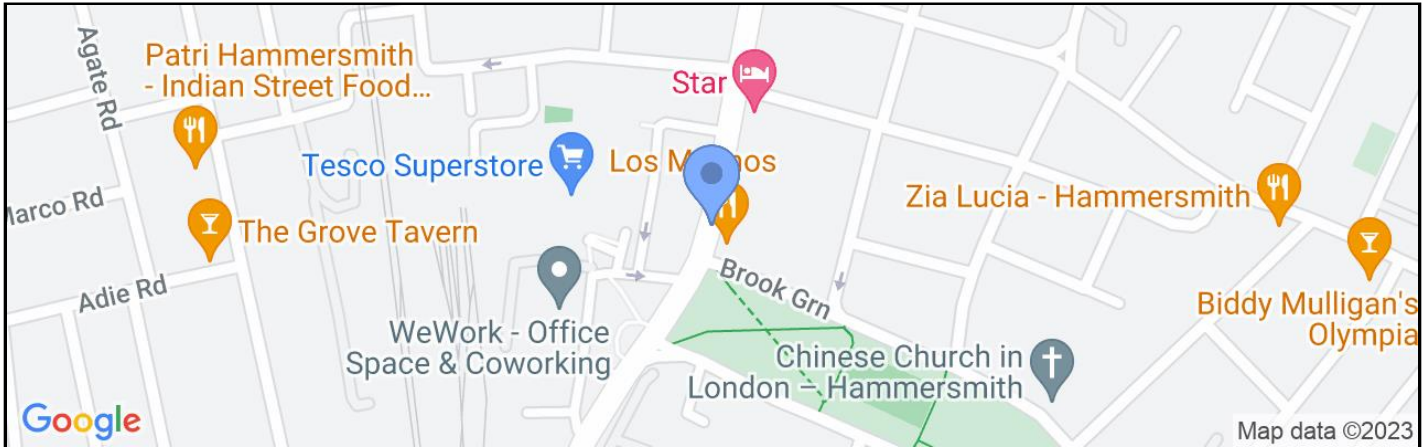
- High Speed Internet
- Printing
- Conference Rooms
- Cleaning Services
- Onsite Staff
- Bike Storage
- Pet friendly

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### ANDREW MCCALLUM

0203 440 9809

andrew@gryphon.uk.com

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. September 2023