

**LONIC**

020 7486 0900  
LONDON & NEW YORK

**TAKE OFF AT THE AIRCRAFT  
FACTORY**

**2,556 SQ. FT.**

**OFFICE TO LET**

**ONLY £70,290 PER ANNUM**

**£27.50 PER SQ. FT.!!\***

\* Net Effective Rent After Incentives

**THE AIRCRAFT  
FACTORY,  
PART 4<sup>TH</sup> FLOOR,  
100 CAMBRIDGE  
GROVE, W6 0LE**



**Appointment  
through  
sole agents:**

**Jonny Novick**  
jn@ionic.eu  
07811 100 622

**Michael Firestone**  
mf@ionic.eu  
07909 224 095

**Virtual Tour - <https://my.matterport.com/show/?m=k3xZyfhKRfj>**

## ECONOMIC

**Fantastic Media  
Style Office  
Available In The  
Heart of  
Hammersmith**

**Part 4<sup>th</sup> Floor:  
2,556 Sq. Ft.**

## APPROXIMATE COSTS:

Suite	Sq. Ft. Sq. M.	Rent PA /Sq. Ft.	Business Rates 2019/20 PA /Sq. Ft.	Service Charge PA /Sq. Ft.	Total Inclusive Cost PA Per Month
4.1	2,556 237	£70,290* £27.50 <small>* Net Effective Rent After Incentives</small>	£54,494 £21.32	£20,626 £8.07	£145,410 £12,118

**Appointment  
through  
sole agents:**

**Jonny Novick**  
jn@ionic.eu  
07811 100 622

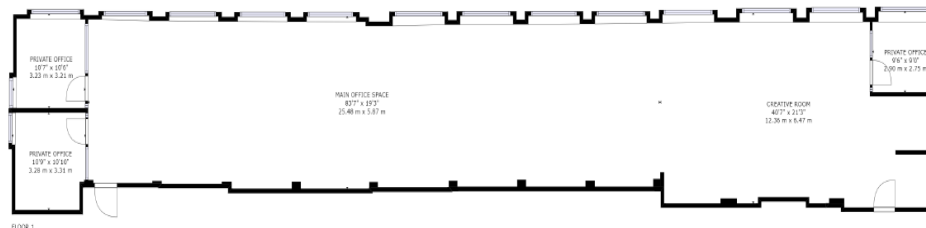
**Michael Firestone**  
mf@ionic.eu  
07909 224 095



## The Aircraft Factory, Part 4<sup>th</sup> Floor, 100 Cambridge Grove, W6 0LE

### Amenities:

- Manned Reception
- Air Conditioning
- Bicycle Storage
- 2 x Lifts
- Courtyard
- 3 Meeting Rooms
- High Ceilings
- Fibre
- Roof Terrace
- Shower Facilities



### LOCATION:

The property is located at the northern end of Cambridge Grove off Glenthorne Road, just a short walk from the town centre. Hammersmith Underground station is located close by. The A4/M4 is located half a mile to the south of the property providing excellent access to Heathrow airport.

### ACCOMODATION:

The Aircraft Factory is the former site of the Alliance Aeroplane Company Limited. The factory has been converted to provide a best in class Grade A office building with fully exposed services, an on-site coffee bar and communal areas, creating a unique campus office environment. The available office is on the 4<sup>th</sup> floor and offers a contemporary working environment.

### LEASE:

By way of a sub-lease for a term expiring in September 2021 or a new lease direct with the Landlord on terms to be agreed. The lease will be excluded from the Landlord and Tenant Act 1954.

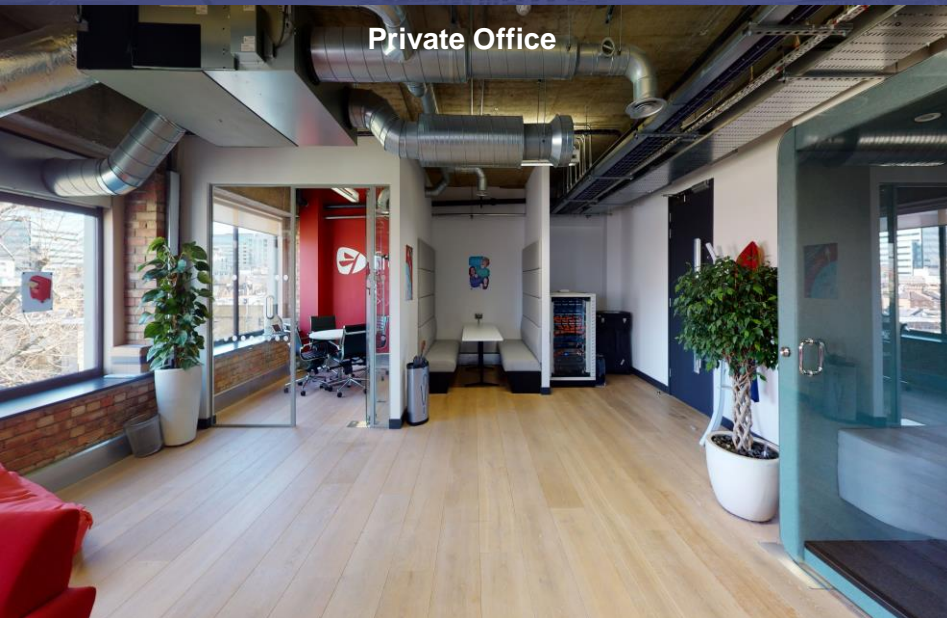
These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.



# LONIC

020 7486 0900  
LONDON & NEW YORK

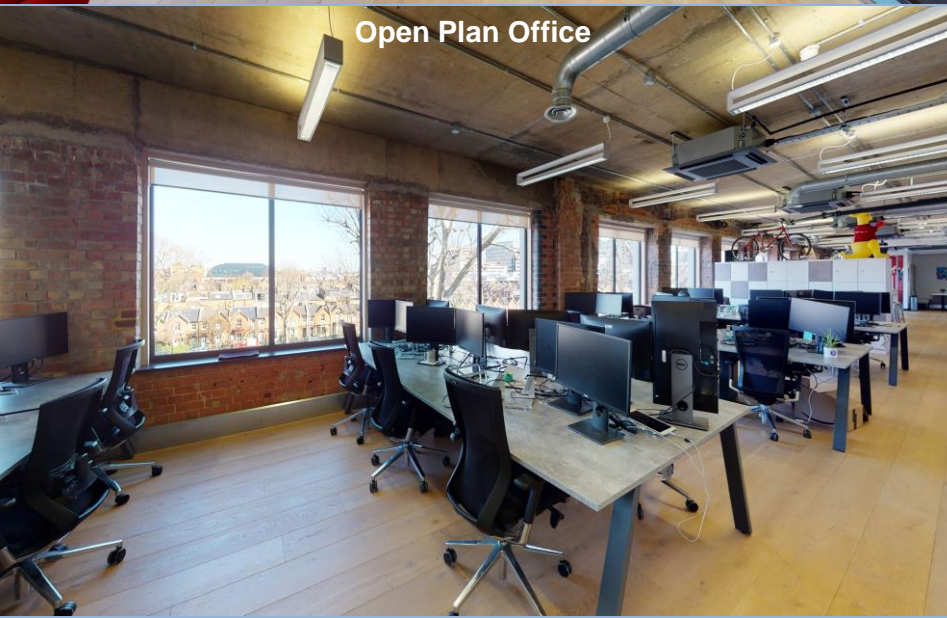
Private Office



Breakout & Kitchenette Area



Open Plan Office



Meeting Room

