

# TO LET

## OFFICE SUITES - FLEXIBLE TERMS

**MJFINN**  
COMMERCIAL

**020-8995 5678**



## **POLISH SOCIAL & CULTURAL CENTRE, 236 - 248 KING STREET, HAMMERSMITH W6 0RF**

**568 sq.ft. (53 sq.m.)**

**Description:** Well-proportioned office suites with access to the comprehensive facilities available within the iconic and long established (1974) Polish and Social Cultural Centre.

**Location:** The office suites are situated within the iconic and long established (1974) Polish Social and Cultural Centre which is prominently positioned on the North side of King Street (A315) Hammersmith, close to its junction with Ravenscourt Road; diagonally opposite Premier Inn London Hammersmith. This location of Hammersmith is renowned for its wide variety of specialist shops, eateries and local businesses; close by to Ravenscourt Park. The location is very well served by public transport. Ravenscourt Park TfL station (District line) is within 150m to the north and Hammersmith (District, Piccadilly and Hammersmith & City lines) TfL stations are just over ½ mile to the east. Many bus routes pass the front door. "Pay & Display/Ringo" parking close by. Easy road access into and out of Central London via A4/M4 and A40/M40.

[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

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## Features:

- Class E Use OFFICES
- Good natural light
- On-site facilities available
- Bookable meeting rooms
- Staffed reception
- Client/guest waiting area
- Parking - Separate negotiation
- Iconic & established Centre
- Convenient location
- FLEXIBLE TERMS

## Terms:

Effectively a new full repairing & insuring lease/s, by way of service charge, to be held for a term by mutual arrangement.

## Area:

568 sq. ft. (53 sq. m.)

## Rent:

£17,000 p.a.x.

## Service Charge:

£11/sq. ft. + VAT inclusive of costs associated with the common parts being utilities, rates, tax, buildings insurance, repairs, maintenance, estate management, security, fire protection, heating, ventilation, WC facilities, refuse, cleaning etc..

## Rates:

Please contact the London Borough of Hammersmith & Fulham: 020 8753 6681.  
Rateable value for suite 24b: £14,500.

## EPC:

C (75)

## VAT:

VAT will be applicable.

## Legal Costs:

The tenant to contribute £500 plus VAT towards the Lessor's legal costs.

## Possession:

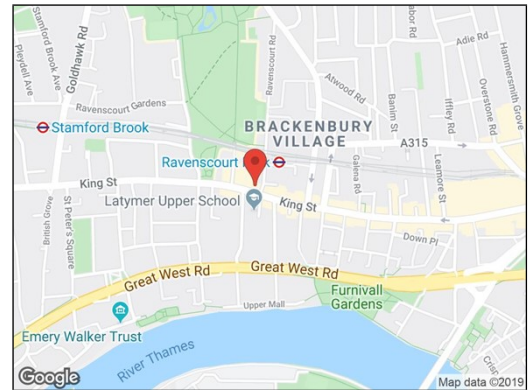
Immediately upon completion of legal formalities

## Viewing:

Strictly by appointment only.  
**Important note:** all viewing attendees must be wearing a face mask to enter the property.

## Contact:

Jojo Finn  
020 8995 5678  
jojo@mjincommercial.co.uk



Subject to Contract: Oct-21

**CONTACT US**  
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