

ONE KING ST^{W6}



THE BUILDING

One King Street is exceptionally well located, occupying a prominent corner position at the junction of Hammersmith Broadway and King Street. The cafés, bars, banking and shopping facilities of Hammersmith are all close by. Hammersmith Broadway Underground Station, which is directly opposite the building, provides access to the Piccadilly, District, Circle and Hammersmith and City lines.



ONE KING ST W6



Harrods

ch2m

Virgin media

VICTORIA BECKHAM

L'ORÉAL

WALT DISNEY

GE Capital United Kingdom

betfair

CHIVAS

wework

PHILIP MORRIS INTERNATIONAL

SHAZAM

TOG THE OFFICE GROUP

UK TV

Chivas Brothers
Pernod Ricard
100m



LYRIC SQUARE



THE BRACKEBURY WINE ROOMS



RUTLAND ARMS



LYRIC SQUARE



PRET A MANGER



BILLS



ATRIUM CAFE



BYRON BURGER



LYRIC THEATRE

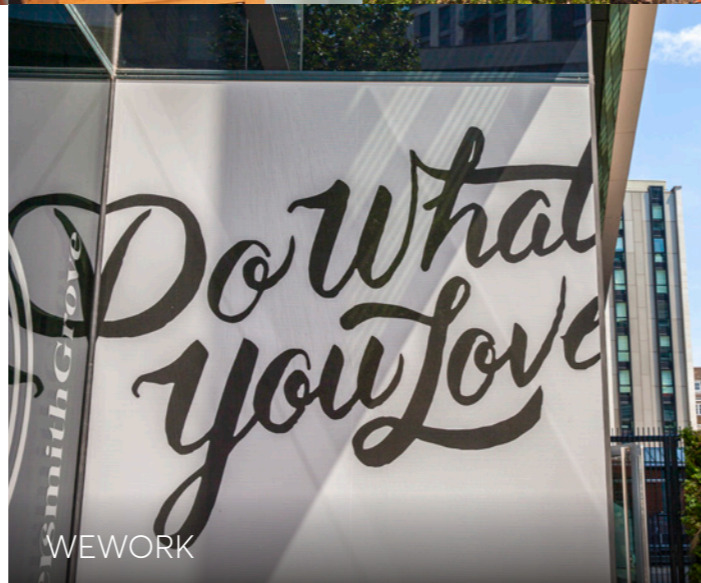


GROVE BAR



HAMMERSMITH

As an important office hub, Hammersmith attracts many popular brands around the Broadway and Lyric Square. There is a farmers market at Lyric Square every Thursday and Friday offering a variety of food from around the world. Local restaurants include the Lyric Bar and Grill with a terrace overlooking the square together with brand names such as Bills, Nando's, Pret and Starbucks all in the immediate vicinity.



WEWORK



BOOM CYCLE

NEIGHBOURHOOD



Retail

- 01 Hammersmith Broadway
Retailers include:
– Hotel Chocolat
– Oliver Bonas
– Paperchase & Scribbler
– Boots & Superdrug
– Costa & Starbucks
– Pret a Manger & Bagel
Factory
– Tesco Metro
- 02 Kings Mall
Retailers include:
Foot Locker
H&M
KIKO
Tony & Guy
Clarks
Patisserie Valerie.
- 03 Lyric Square Market
- 04 Marks & Spencer
- 05 Primark
- 06 TK Maxx

Health

- 07 Brook Green Tennis Courts
- 08 Fitness First
- 09 Queen's Club
- 10 Virgin Active
- 11 Boom Cycle

Dining

- 12 Bertotti
- 13 The Dove
- 14 The Gate
- 15 The Grove Bar
- 16 Kerbisher and Malt
- 17 La Petite Bretagne
- 18 Queen's Head
- 19 The Rutland & Blue Anchor
- 20 The Stonemason's Arms
- 21 Wagamama
- 22 Bills
- 23 Nandos
- 24 Cafe Nero
- 25 Abokado

Leisure

- 26 Hammersmith Apollo
- 27 Lyric Theatre



2
MINUTE
WALK FROM
HAMMERSMITH
BROADWAY
STATION

32
MINUTES
HEATHROW

23
MINUTES
EUSTON

16
MINUTES
PICCADILLY

14
MINUTES
WESTFIELD
LONDON

CONNECTIONS

Hammersmith Broadway Underground Station, which is directly opposite the building and only a two minute walk away, provides connections on the Piccadilly and District Lines, Hammersmith and City

and Circle Lines. The Piccadilly Line provides direct access to Heathrow Airport. The A4/M4 provides access to the West End (6 miles) Heathrow Airport and the M25 is within easy reach of Hammersmith Broadway.

TUBE JOURNEY TIMES

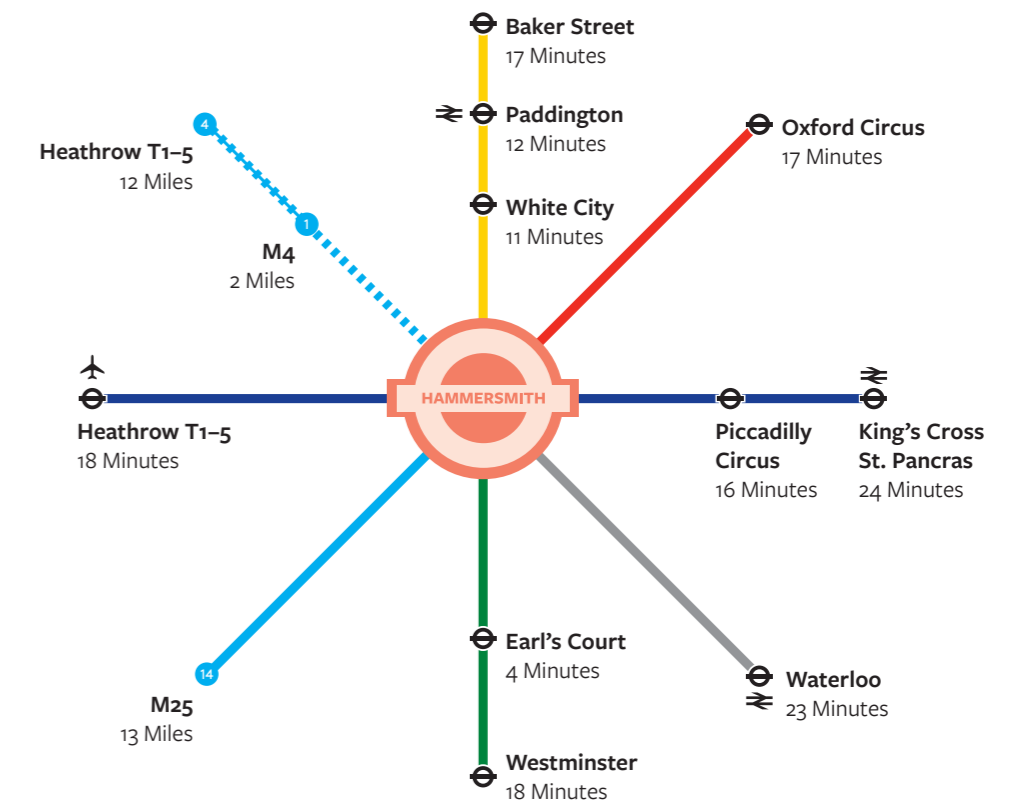
Shepherd's Bush Market	3 mins
Earl's Court	5 mins
Paddington	2 mins
Green Park	14 mins
Victoria	14 mins
Piccadilly Circus	16 mins
Euston	23 mins
King's Cross St Pancras	24 mins
Waterloo	24 mins
London Bridge	29 mins
Heathrow Airport	32 mins
Liverpool Street	33 mins

ROAD JOURNEY TIMES

Richmond	14 mins
Heathrow	25 mins
Slough	31 mins
Reading	52 mins
Guildford	49 mins
Gatwick	1hr 5 mins
Bristol	2hr 3 mins

Source: ViaMichelin www.viamichelin.co.uk

Source: Transport for London www.tfl.gov.uk
*On Heathrow Express to Paddington





THIRD FLOOR SPACE

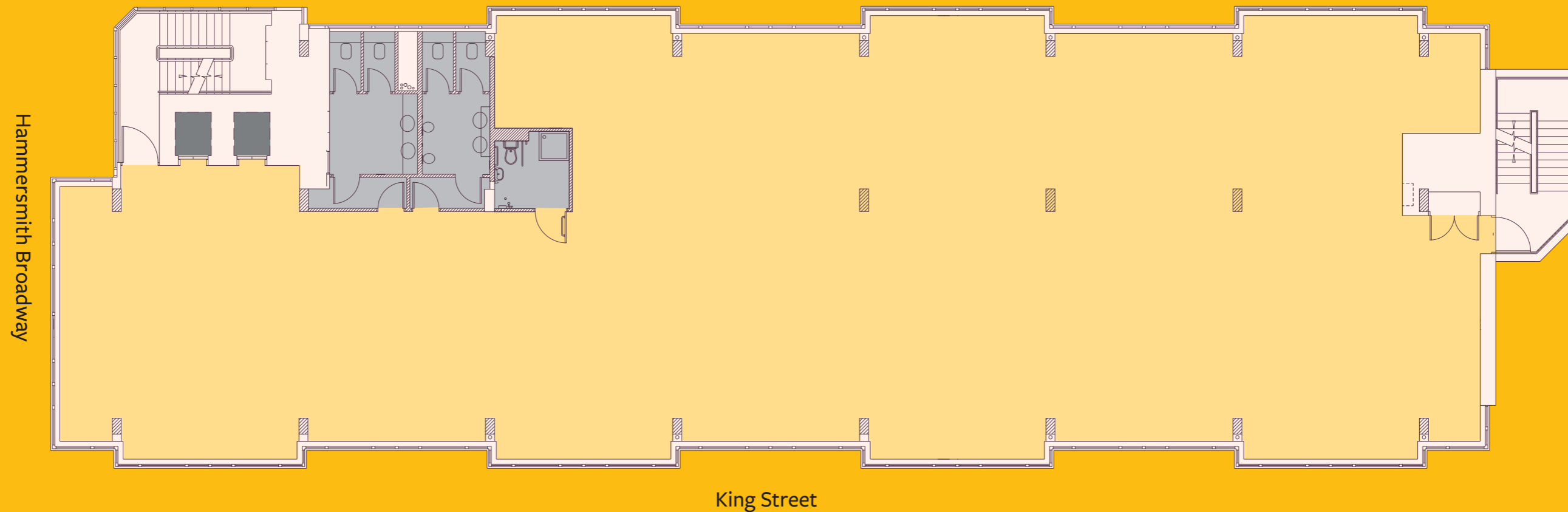
AVAILABLE AREAS

Floor	sq ft	sq m
Third	5,764	535.4
First	5,764	535.4
Total	11,527	1,070.9

TECHNICAL

THIRD FLOOR

5,764 sq ft / 535.4 sq m



Plan not to scale. Indicative size only

SUMMARY SPECIFICATION

- High ceilings
- LG7 Feature Lighting
- VRF Air conditioning
- 3 Glazed elevations
- Raised access floors
- New Washrooms/Showers
- Updated Entrance
- New refurbished reception with concierge
- 2 x 8 person passenger lifts from reception
- Bicycle racks
- High Speed building dedicated 1GB fibre - broadband & telephone connection available to each floor within 5 days of instruction
- EPC: B46

RATES

- Rent: £54.50 per sq ft
- Rates: £19.00 per sq ft
- S.C. £8.60 per sq ft

CONTACT

For further information please contact



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A refurbishment by



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