



Riverside Studios

101 Queen Caroline Street, W6 9BN

Private terrace overlooking Hammersmith Bridge & Thames

2,250 to 3,595 sq ft
(209.03 to 333.99 sq m)

- Fibre connected / WIFI enabled
- Excellent natural light
- Private W/C's
- Kitchenette / break out area
- Air conditioning
- New Cat A refurbishment
- Shower facilities

Riverside Studios, 101 Queen Caroline Street, London, W6 9BN

Summary

Available Size	2,250 to 3,595 sq ft
Rent	Rent on Application
Rates Payable	£21.08 per sq ft Est.
Service Charge	£4 per sq ft Est.
Estate Charge	N/A
EPC Rating	B (28)

Description

Riverside Studios is a new mixed use development completed in 2019. A prominent building, with superb views over the river, fronting onto the Thames Path. Riverside Studios offers an exciting mix of arts and entertainment space, providing the ideal choice for businesses seeking an office within a vibrant environment.

Location

Hammersmith is a vibrant area benefitting from extensive transport connections throughout Central London (Green Park 15 mins) and Heathrow (35 minutes). The M4 (2.5 miles) provides easy motorway access to the west.

Riverside Studios is located adjacent to Hammersmith Bridge, within a short walk to Hammersmith Tube Station (Circle, District, Piccadilly and Hammersmith & City) and Hammersmith Bus Station.

Accommodation

The accommodation comprises of the following approximate net internal floor area (subject to measurement survey):

Name	Sq ft	Sq m	Availability
2nd - Part	2,250	209.03	Available
1st - F13	1,345	124.95	Available
Total	3,595	333.99	

Specification

The second floor office suite benefits from the following amenities:

- Fibre connected / WIFI enabled
- Excellent natural light
- Private roof terrace overlooking Hammersmith Bridge
- WC's
- Kitchenette/ break out area
- Air conditioning
- New Cat A refurbishment
- Passenger lifts
- Cinema & event space – discount for occupiers
- On-site café & restaurant – discount for occupiers
- Shower facilities
- Cycle racks
- Manned reception / commissionaire



Viewing & Further Information

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Terms

Flexible lease terms direct from the landlord – from 12 months +





