

90,962 sq ft to let
Available from March 2025

Griffin House

160 Hammersmith Road
London W6

The Building

Ready set, go...

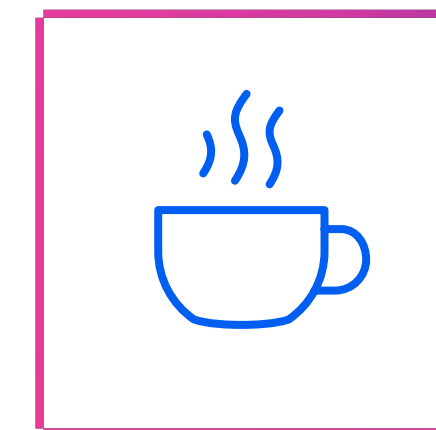
90,962 sq ft of office accommodation in either fully fitted or CAT A condition, ideally positioned in the heart of Hammersmith.



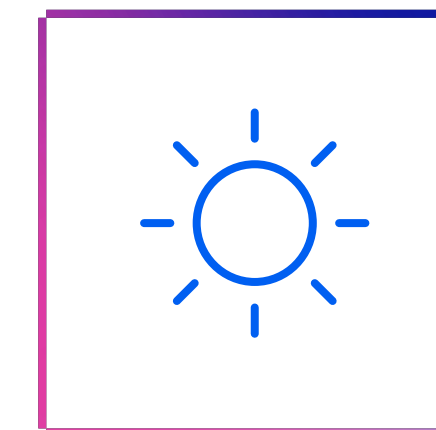
CENTRAL ATRIUM



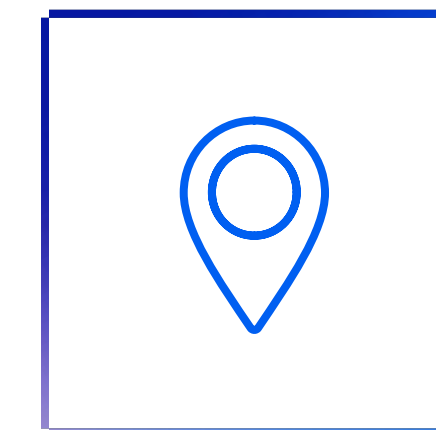
The available space is arranged over ground and three upper floors – configured around a large central atrium. Griffin House occupies a large island site benefitting from excellent natural light. A wide private access road also surrounds the building.



On-site café opportunity



Central atrium



HQ opportunity



EXISTING ON SITE CAFE



Raised access floors



Metal tile suspended ceilings



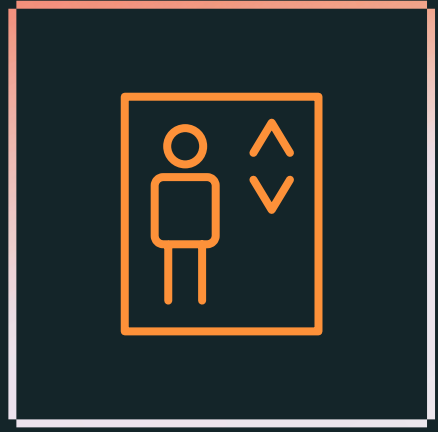
BREEAM 'Very Good'



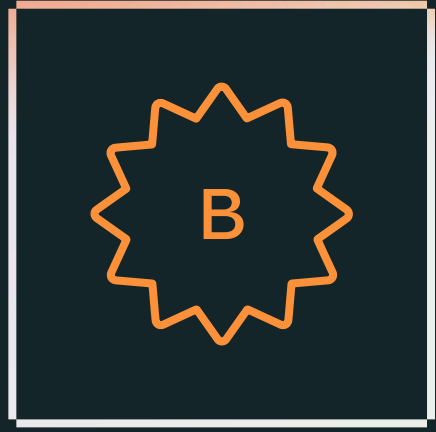
EV Chargers



Ample on-site bike parking



5x passenger lifts



EPC rating TBC



52 car parking spaces

Specification

A cut above

The building's specification means occupiers benefit from a range of onsite amenities including, ample cycle parking and end of trip facilities as well as 52 car parking spaces.

The daylight flooded ground floor atrium space also offers an opportunity for an onsite café, breakout space and communal kitchen.



EXISTING COMMUNAL KITCHEN





KITCHENETTE*



OPEN PLAN FLOOR*



BREAKOUT SPACE*



BREAKOUT SPACE*

The Space

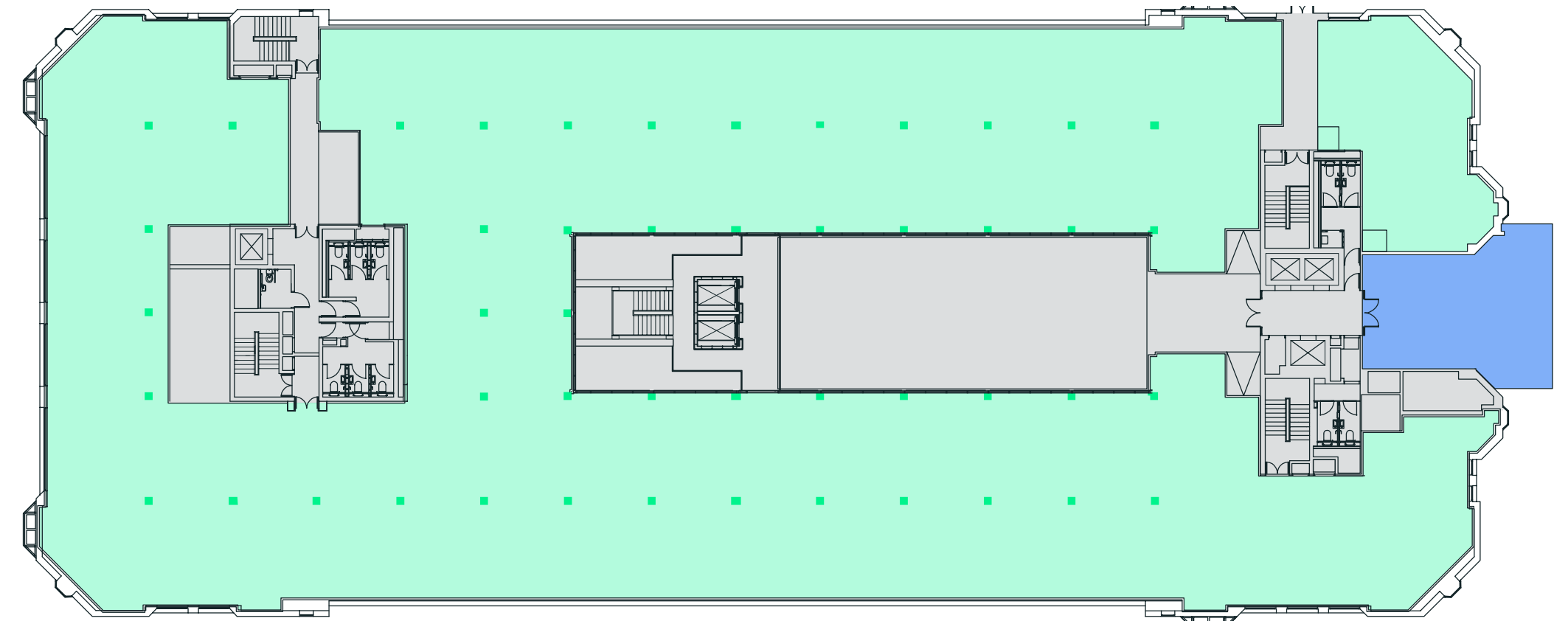
Work it out

Accommodation

Floor	Use	Sq Ft	Sq M
Third	Office	20,599	1,913.7
Second	Office	23,190	2,154.4
First	Office	23,092	2,145.3
Ground	Office	21,109	1,961.0
	Reception	882	81.9
	Atrium Base	1,981	184
	BMA	109	10.1
Total		90,962	8,450.4

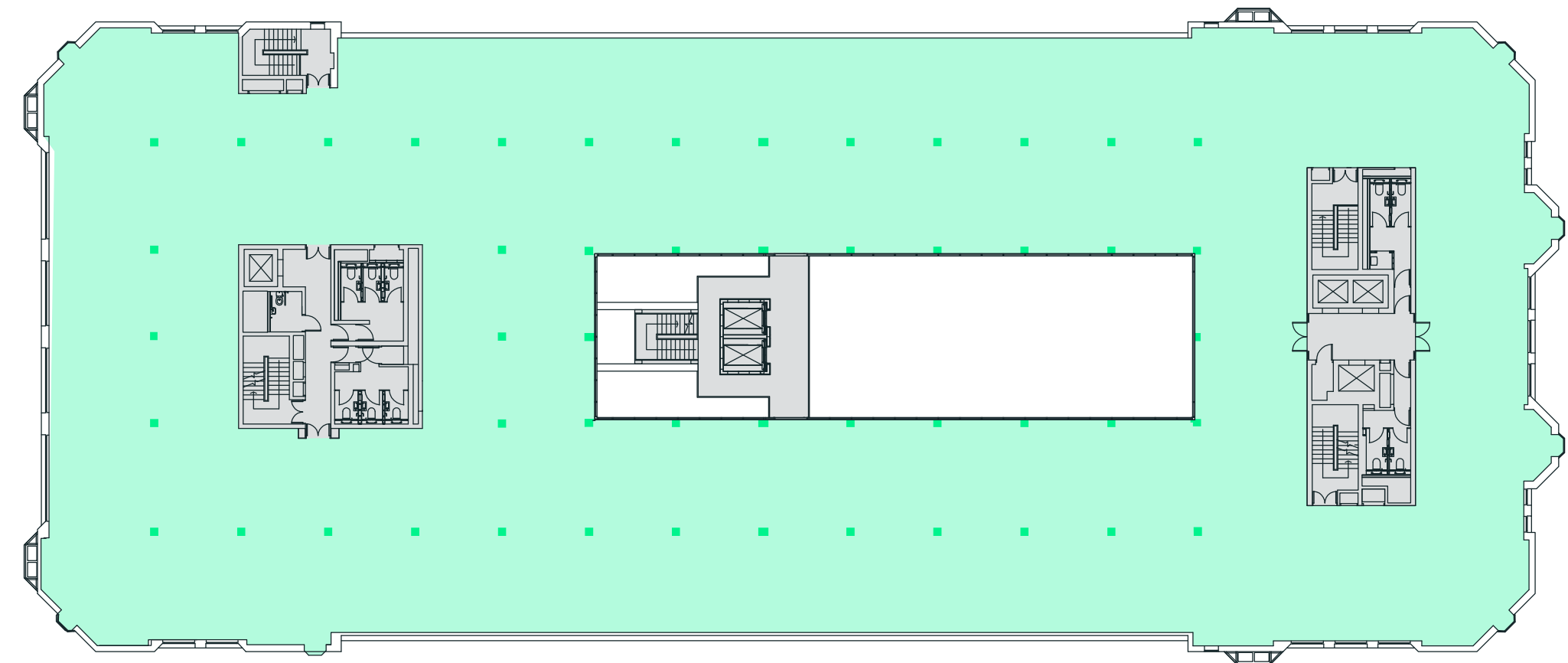
Ground Floor

21,109 Sq Ft (1,961.0 Sq M)



Typical Upper Floor

23,190 Sq Ft (2,154.4 Sq M)



Office Reception Core

Plans not to scale, for indicative purposes only.



Location

Go west

The building is ideally positioned at the heart of Hammersmith, offering occupiers an excellent work / life balance with a diverse and vibrant mix of restaurants, bars, cafés, shops and leisure facilities – with the River Thames and local green spaces also nearby.





Restaurants & Bars

- 01 Blanche Eatery
- 02 Bill's
- 03 Bread Lab
- 04 Café Barca
- 05 Faber
- 06 Gails
- 07 Kampai
- 08 Khun Pakin Thai
- 09 Lyric Bar & Grill
- 10 Latymers
- 11 La Petite Bretagne
- 12 Pentolina
- 13 Rutland Arms
- 14 Salt and Plum
- 15 Sam's Riverside
- 16 Shandeez
- 17 Smith's Cocktail Bar
- 18 Suzu House
- 19 The River Café
- 20 Zia Lucia

Coffee

- 21 Alma
- 22 Gentleman Baristas
- 23 Starbucks
- 24 Caffé Kix

Hotels

- 25 Brook Green Hotel
- 26 Novotel
- 27 Premier Inn
- 28 St Paul's Hotel

Fitness

- 29 Boom Cycle
- 30 Fitness First
- 31 Frame
- 32 Lumi Power Yoga
- 33 State of Mind Fitness
- 34 Surge Fitness
- 35 Virgin Active

Location

Move far and wide

Griffin House offers excellent transport connections with Hammersmith and Barons Court stations a short walk away. The building's position also means easy access to Heathrow Airport and to the national road network.

Hammersmith Station	Barons Court	Kensington Olympia
05 Minutes	08 Minutes	16 Minutes
Earl's Court	Paddington Station	King's Cross
14 Minutes	13 Minutes	30 Minutes
Heathrow Airport	(M4) Chiswick Roundabout	Heathrow Airport
31 Minutes	11 Minutes	26 Minutes

Further information



Terms

Upon application.

Viewings

Strictly through sole letting agents.



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