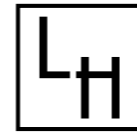




# LYRIC HOUSE

149 HAMMERSMITH ROAD LONDON W14 0QL

[lyrichouse.co.uk](http://lyrichouse.co.uk)



## A REFRESHING NEW LOOK

Lyric House is an attractive art deco office building comprising accommodation across lower ground, ground and five upper floors.

The reception and common parts have been comprehensively remodelled to provide an attractive working environment.





# A WELL ESTABLISHED OFFICE LOCATION



## LOCATION

Lyric House is prominently located on Hammersmith Road directly opposite Brook Green. Hammersmith, Barons Court and Kensington Olympia Underground and Overground stations are within a few minutes walk. Immediate access may be gained onto the A4/M4 with Heathrow and central London within 20 minutes drive. Local occupiers include Victoria Beckham, CH2M Hill, L'Oreal, Walt Disney, Virgin Media, Winton Capital and Harrods.

### By Road

London	5 miles
Heathrow Airport	12 miles
M40 J1a	15 miles
M4 J1	2 miles
M25 J15	12 miles
M3 J1	11 miles

Source: RAC Route Planner

### By Overground

Willesden Junction	10 minutes
Clapham Junction	12 minutes

Source: National Rail

## Travel times from Hammersmith

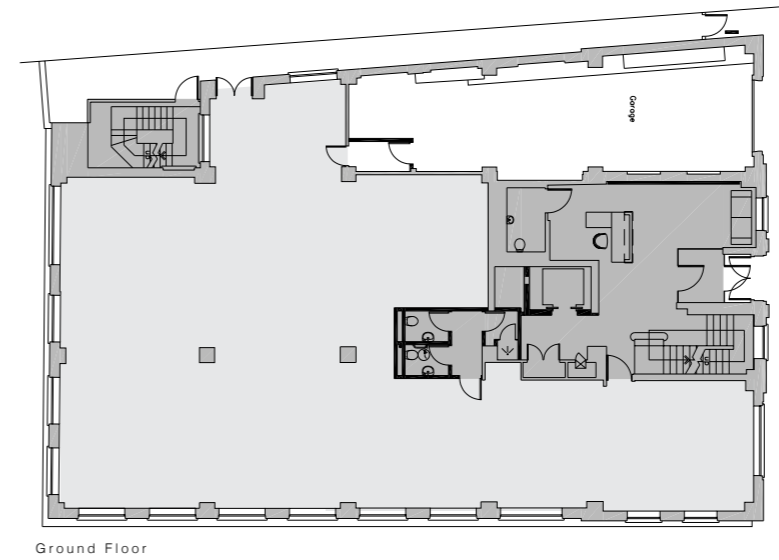




# AN EXCEPTIONAL WORKING ENVIRONMENT

## SPECIFICATION

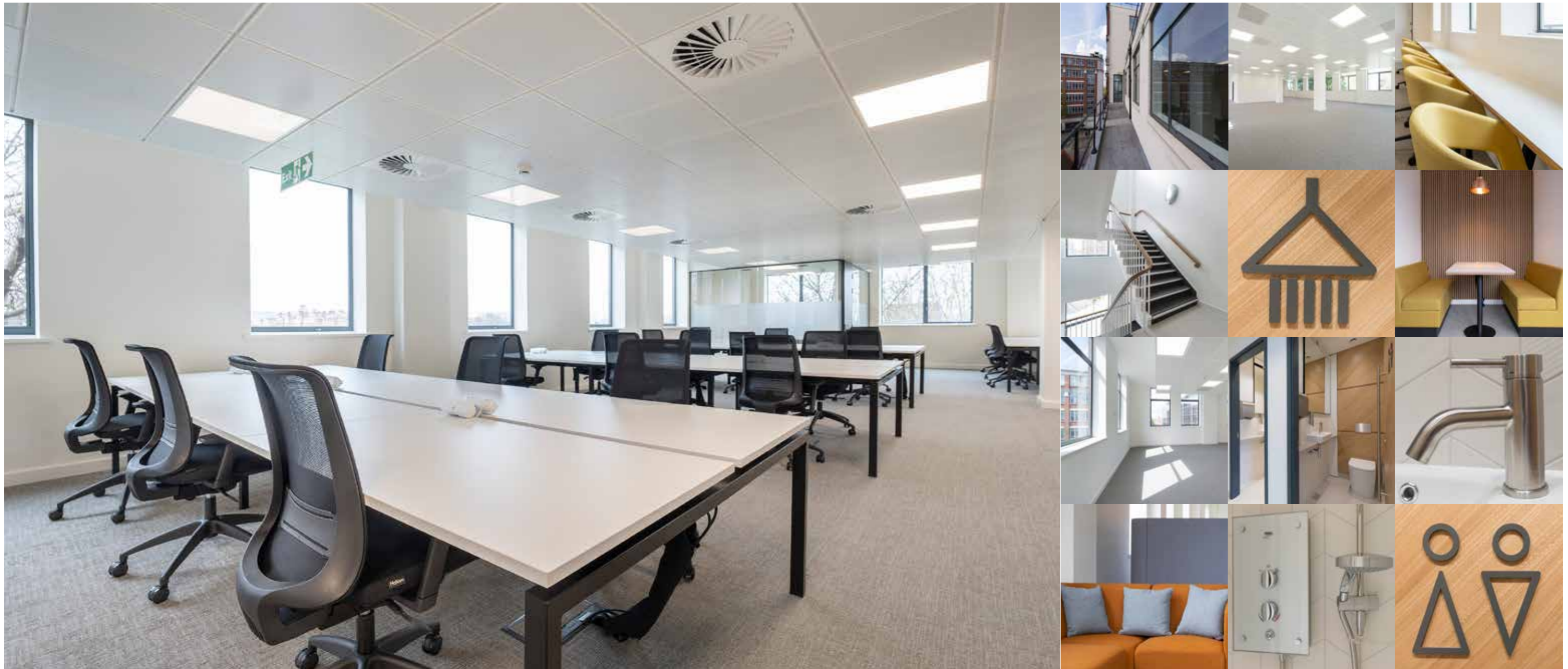
- Refurbished common parts
- Passenger lift
- VRF air conditioning
- Fully accessed raised floor
- Metal tiled suspended ceiling
- LED lighting
- Carpet
- Demised shower and WC's
- Onsite bike storage
- Lower Ground Floor available in shell condition



## FLOOR AREAS approx net internal areas

Floor	sq m	sq ft
Ground Floor*	274	2,949
Lower Ground Floor*	358	3,853
<b>TOTAL</b>	<b>632</b>	<b>6,802</b>

\*Alternative (D2) use available, subject to planning.





# LYRIC HOUSE

149 HAMMERSMITH ROAD  
LONDON W14 0QL

## TERMS

New FRI lease(s) for a term by arrangement.

## VIEWING

For further information or to arrange a viewing, please contact the joint sole agents.

Shaun Wolfe  
swolfe@frostmeadowcroft.com

Jack Realey  
jrealey@frostmeadowcroft.com

David Cuthbert  
dcuthbert@hanovergreen.co.uk

Harry Pruden  
hpruden@hanovergreen.co.uk

**frost  
meadowcroft**  
020 8748 1200

  
**hanovergreen**  
020 3130 6400  
hanovergreen.co.uk

Frost Meadowcroft and Hanover Green LLP for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Frost Meadowcroft and Hanover Green LLP (iv) No person in the employment of Frost Meadowcroft and Hanover Green LLP has any authority to make or give any representation or warranty whatever in relation to this property. Compiled January 2024.