



**The Triangle Hammersmith
Grove
Hammersmith
W6 0LG**

BESPOKE MANAGED OFFICE

**2,366 sq ft
(Desks)**

£15,336 per Month

*The Flexible Future of Medium Term
Office Space for Business.*



THE BUILDING

The Triangle provides a modern contemporary environment with other occupiers including Air New Zealand, Hyundai Heavy Industries, Hotel Reservation Service, Firestone Diamonds and Wyndham Hotel & Leisure.

The available suites are on the fourth floor. They are currently occupied and fitted with Cat 5 cabling in place. The suites have excellent natural light and have been partitioned to provide reception, private offices, meeting room and open plan areas.

Available on both Managed or Conventional Lease terms.



THE LOCATION

Prominently located in a prime position at the junction of Hammersmith Grove and Beadon Road. The main transport interchange (Piccadilly, District, Hammersmith & City and Circle lines) is within a few hundred meters.

NEAREST TUBE

Hammersmith



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OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
North Wing	2,366		£15,336	12 – 36 MONTHS		

Benefits of a Managed Office?

- Bespoke Design & Specification with customised Branding, Culture & Workspace.
- Built and fitted-out according to business needs and budget.
- Low upfront capex with everything included in a fixed monthly payment.
- Short Form Lease/Licence – Reduced/No Legal Costs.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+

Property Highlights

- Available Fitted & Furnished
- 24 hour access
- Central Hammersmith location
- Two panoramic lifts



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED



BESPOKE COMMUNICATIONS



25% LESS THAN SERVICED



PROCURED EFFICIENCY



MOVE IN SERVICE*



VIEW

We will source and collate your viewing schedule based on your location and office requirements.

Select from a “blank canvas” from the spaces available in our network.



BESPOKE DESIGN

Along with the Office Provider we will assist you to identify a final design brief to match your requirements, branding, IT specifications and company identity/culture.

Often we will use VR & CGI to help visualise this process.



AGREE TERMS

Working with you to negotiate the best terms for you; including: Commercial value, Length of Term, Flexibility on Contract Breaks.

If necessary or required ad hoc services tailored to your needs or requirements.



FIT OUT

Following agreeing terms and deposits paid. The space is refurbished and fitted out to your requirements.

Often the space will be completed and ready to move in within 4-8 weeks



FULLY MANAGED

A Dedicated facilities Management team will manage the day to day delivery of your office services.

To include, but not exclusively, IT, HVAC Services, Cleaning & Security, which can all evolve as and when your needs change.

THE MANAGED OFFICE SEARCH PROCESS

CONTACT US

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