

SOVEREIGN COURT

LONDON W6



COMMERCIAL OPPORTUNITIES

BAR, RESTAURANT & RETAIL SPACE

USE CLASSES A1-A4, D1 & D2

UNIT 1 MARQUIS HOUSE
2,108 sq ft (196m²)

COMMERCIAL SPACE AVAILABLE FOR SALE OR TO LET



FLEXIBLE AND SELF-CONTAINED COMMERCIAL UNIT

2,108 sq ft (196m²)

SOVEREIGN COURT

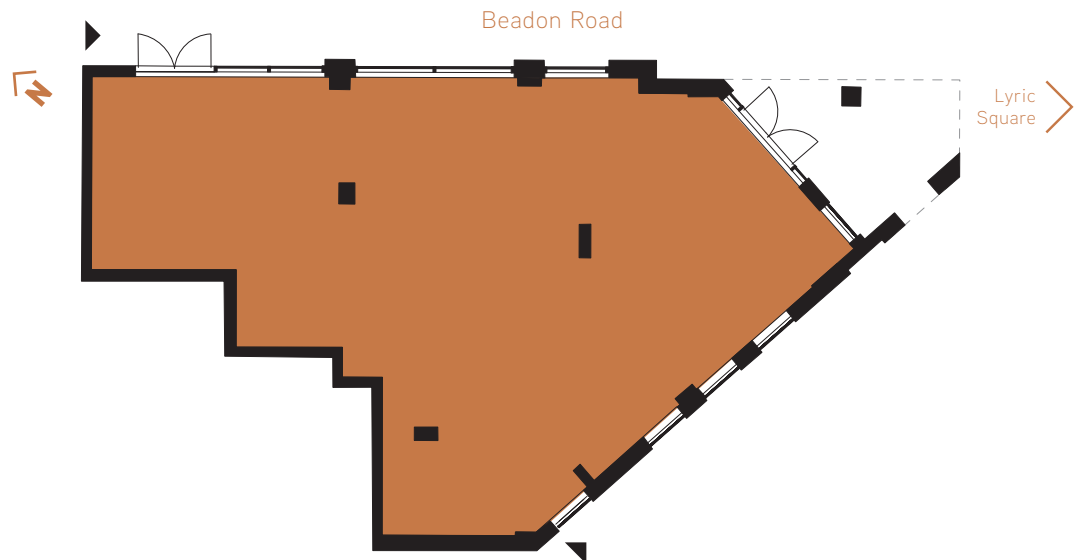
LONDON W6

A unique opportunity for a commercial unit, on the doorstep of Sovereign Court, a dynamic and rapidly-developing area, conveniently located within 150m of Hammersmith's two Underground Stations with access to Hammersmith & City, Piccadilly, District and Circle lines. Sovereign Court is a high-quality mixed-use development, with an exclusive collection of over 400 stylish and contemporary new-build homes.

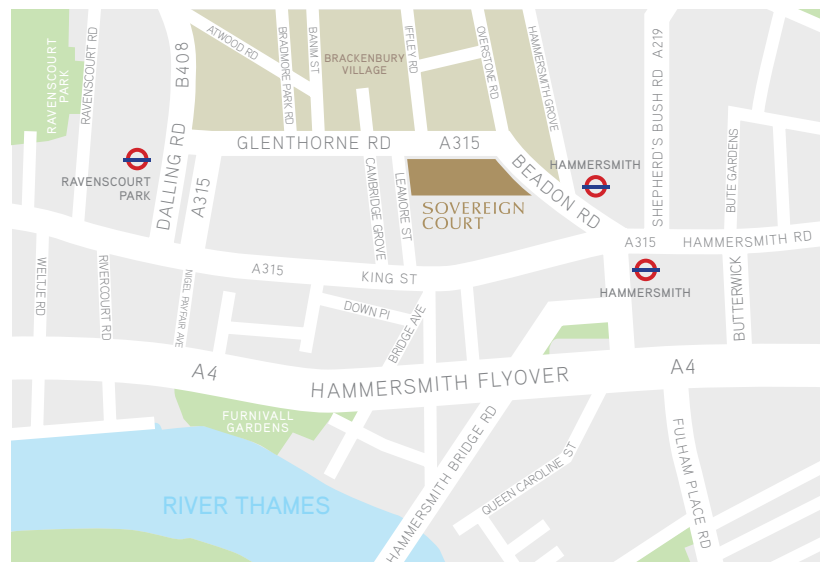
GROUND FLOOR

Frontage: 43m

Floor height: 3.6m



- Shell & core with capped off services
- Electricity – 3 phase, up to a maximum capacity of 140w/m² has been allowed for A3 units. Tenant to install meter
- Gas (A3 users only) – A valved and capped gas pipe will be provided. Tenant to install meter
- Water – minimum 22mm diameter mains supply will be provided. Meter supplied by landlord
- Low temperature hot water (LTHW) from a communal heating system is available to the units. Valved and capped flow and return connections are provided within unit
- Glazed shopfronts



Contact:

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Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the St George policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact St George to ascertain the availability of any particular property. Front cover: Photography depicts Sovereign Court and is indicative only. *Distance to Hammersmith Underground Station is approximately 150 metres. Travel information sourced from www.tfl.gov.uk. All timings are approximate and serve as a guide only.

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COMMERCIAL OPPORTUNITIES

BAR, RESTAURANT & RETAIL SPACE

USE CLASSES A1-A4, D1 & D2

UNIT 2 LANCASTER HOUSE
2,752 sq ft (256m²)

COMMERCIAL SPACE AVAILABLE FOR SALE OR TO LET



FLEXIBLE AND SELF-CONTAINED COMMERCIAL UNIT

2,752 sq ft (256m²)

SOVEREIGN COURT

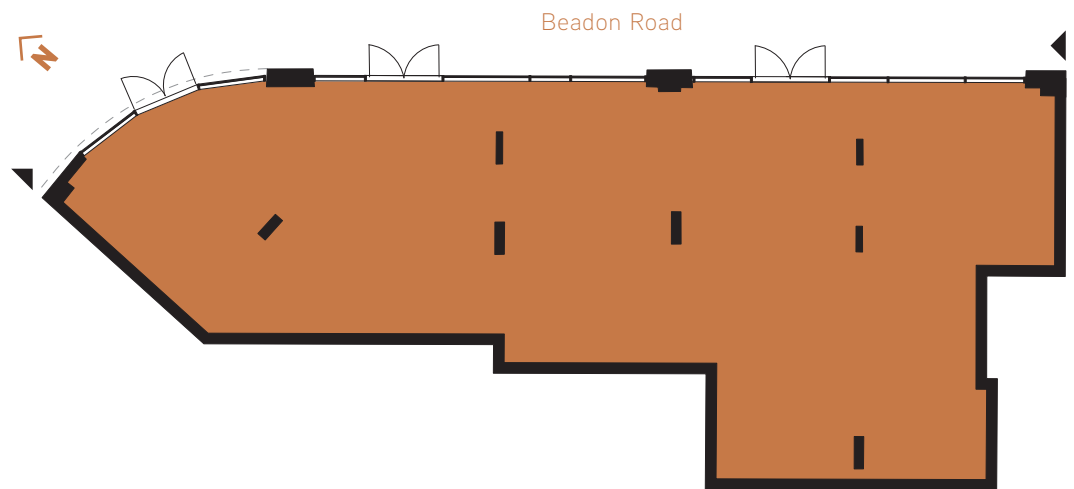
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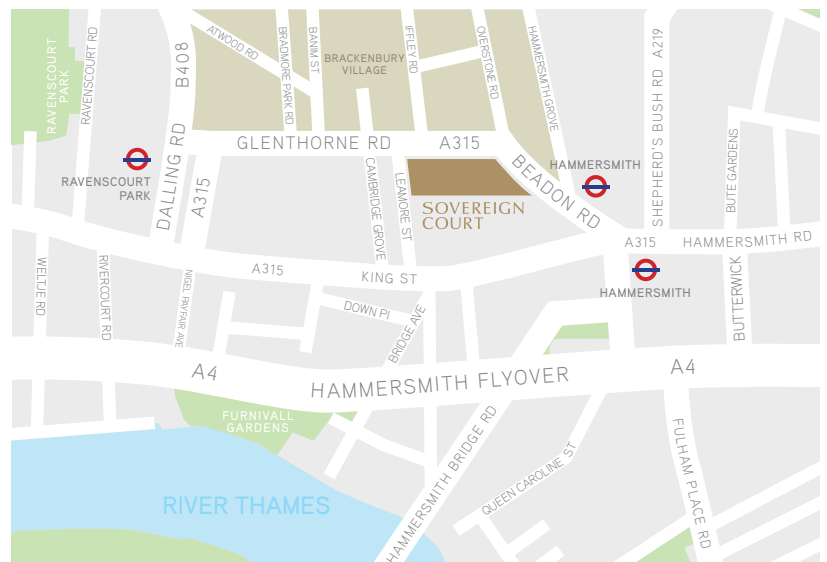
GROUND FLOOR

Frontage: 33m

Floor height: 3.6m



- Shell & core with capped off services
- Electricity – 3 phase, up to a maximum capacity of 140w/m² has been allowed for A3 units. Tenant to install meter
- Gas (A3 users only) – A valved and capped gas pipe will be provided. Tenant to install meter
- Water – minimum 22mm diameter mains supply will be provided. Meter supplied by landlord
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