

HAMMERSMITH | LONDON W6

FULHAM REACH

A PRIME RIVERSIDE DESTINATION FOR RETAIL, FOOD & BEVERAGE, WELLNESS & LIFESTYLE

BRUCE
GILLINGHAM
POLLARD

NORTHSTAR
— PROPERTY PARTNERS —



LOCATION

A Prime Riverside Destination for Retail, Food & Beverage, Wellness & Lifestyle Operators

Fulham Reach is one of West London's leading mixed-use riverside destinations, combining affluent residential accommodation, office occupiers, leisure, culture and hospitality within a rapidly evolving part of Fulham and Hammersmith.

Positioned directly on the River Thames and within a five-minute walk of Hammersmith Underground Stations, the scheme benefits from exceptional connectivity, a substantial office and visitor population and an established all-day trading environment.

The development and surrounding area are home to a strong mix of occupiers and destination operators including Fullers Blue Boat, Brasserie Blanc, Tesco Express, Bread Lab, Caddi Club Indoor Golf, Riverside

Studios, The River Café and Sam's Riverside.

Adjacent Riverside Studios provides cinemas, television studios, live performance space, cultural programming and hospitality uses, generating significant evening and weekend footfall.

Fulham Reach also sits adjacent to one of West London's fastest-growing life sciences and innovation clusters, with nearby developments including ARC West London, Refinery at Fulham Riverside and 245 Hammersmith Road attracting substantial institutional investment, corporate occupiers and high-value employment.

DEMOGRAPHIC & CATCHMENT HIGHLIGHTS

- Hammersmith Underground Stations within a 5-minute walk
- Over 72,000 office employees within approximately 0.7 miles
- Est. 60,000 local affluent residents in the immediate area
- Average household incomes approximately 77% above the London average
- Established riverside leisure and hospitality destination

INDICATIVE ONLY

ACCOMMODATION

The two ground floor units are handed over in shell condition and comprise the following approximate areas:

Unit 17	Ground Floor Sales	2,027 sq ft	188.38 m ²
Unit 18	Ground Floor Sales	2,419 sq ft	224.73 m ²
Unit 19	Ground Floor Sales	850 sq ft	78.98 m ²
Unit 20	Ground Floor Sales	1,138 sq ft	105.72 m ²
Unit 21	Ground Floor Sales	3,232 sq ft	300.37 m ²

RATES

Interested parties are advised to make their own enquiries.

SERVICE CHARGE

Current estimate is £2.16 psf.

TENURE

New lease for a term by arrangement or sale of the long leasehold.

RENT / PRICE

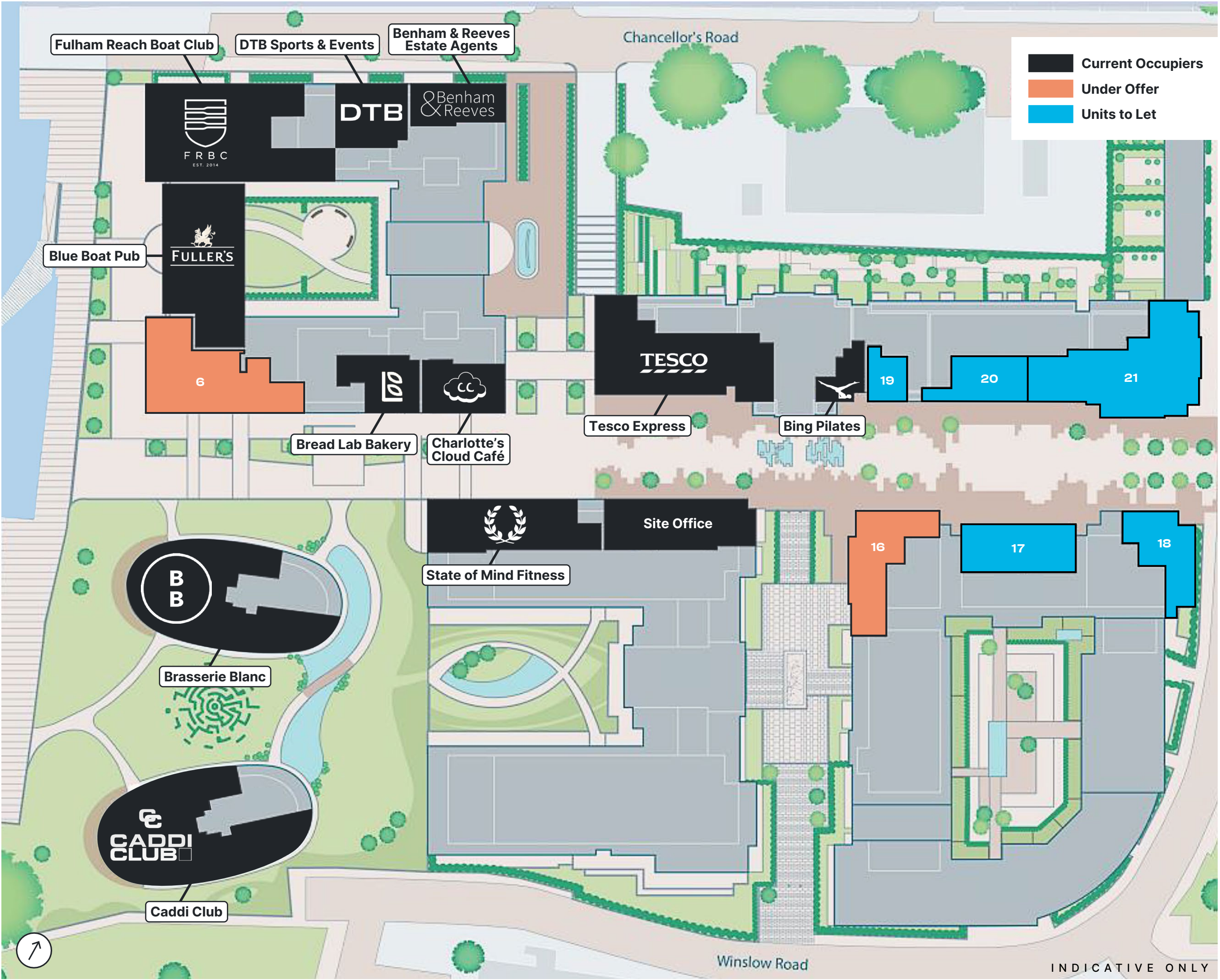
Upon Application.

LEGAL COSTS

Each party is to be responsible for their own legal costs and all other professional costs incurred in the transaction.

EPC

An EPC certificate is available on request.





Bread Lab Bakery



Brasserie Blanc



State of Mind Fitness





VIEWINGS

The units are available for immediate occupation.

All viewings are to be arranged strictly through the agents.

Please contact:

Nick Goodman

+44(0)7818 012 432

nickgoodman@brucegillinghampollard.com

Alex Lowry

+44(0)7801 966 825

alex@northstarldn.com



DISCLAIMER

- 1. No description or information given by Bruce Gillingham Pollard or Northstar whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or presentation or fact. Neither Bruce Gillingham Pollard nor Northstar have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents of the seller(s) or lessor(s).
- 2. These Particulars do not constitute, nor constitute part of, an offer or contract, nor shall they merge in any offer or contract which may hereafter be made between the seller(s) or lessor(s) and the recipient of the information.
- 3. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements of distances given are approximate only.
- 4. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer(s) or lessee(s).
- 5. Any buyer(s) or lessee(s) must satisfy themselves by inspection or otherwise as to the correctness.
- 6. Bruce Gillingham Pollard is registered in England with registered no. 760004