



## 1 LYRIC SQUARE

### OVERVIEW

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Featuring floor-to-ceiling windows and panoramic views, One Lyric Square is a spacious, sophisticated work space in the heart of Hammersmith.

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Within the 14 floors there is a gym, cafe alongside private offices, an outdoor terrace and a garden room.

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On the 13th floor you will find a members bar and lounge which makes a statement with panoramic views across London and the Thames.

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The individually designed meeting rooms are all fitted with high-quality video conferencing facilities, enabling in person, virtual or hybrid catch ups.

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### AMENITIES

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Cafe

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Breakout Space

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Bar

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Terrace

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Bike Storage

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Gym

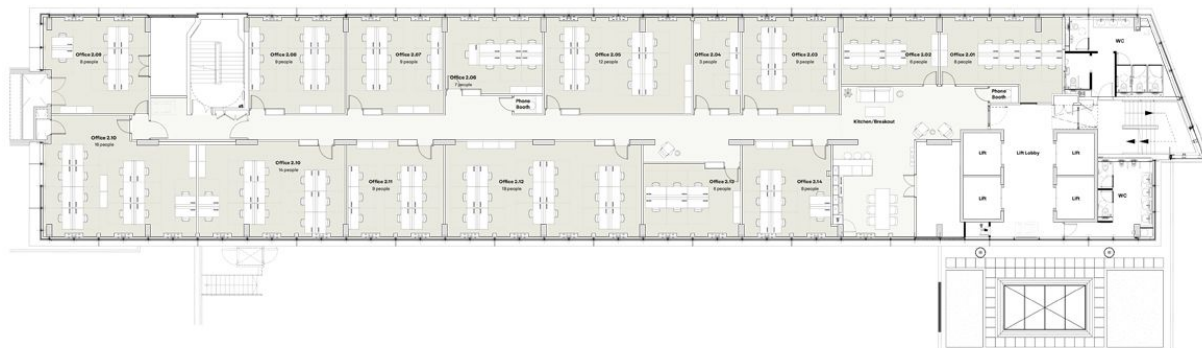
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Shower

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## Second Floor



## TERMS

Flexible by arrangement

## SUMMARY

Available Size	50 sq ft to 20,000 sq ft
Price	£500 per desk per month
Business Rates	Included in desk rate
VAT	Elected

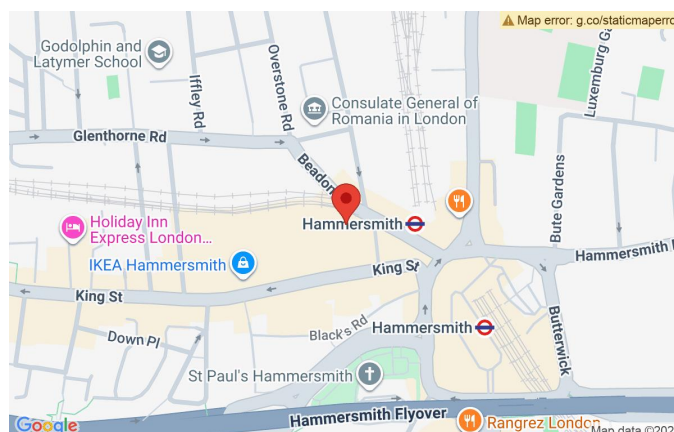
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

**CATHERINE ALEXANDER**

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## LOCATION

Located moments from Hammersmith station, 1 Lyric Square is in a superb position. Hammersmith station is on the District, Piccadilly and Hammersmith and City lines allowing easy access to all of the capital.

With a lively high street and the Thames nearby, Hammersmith boasts plenty of choice, convenience and picturesque lunchtime and post-work settings.

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