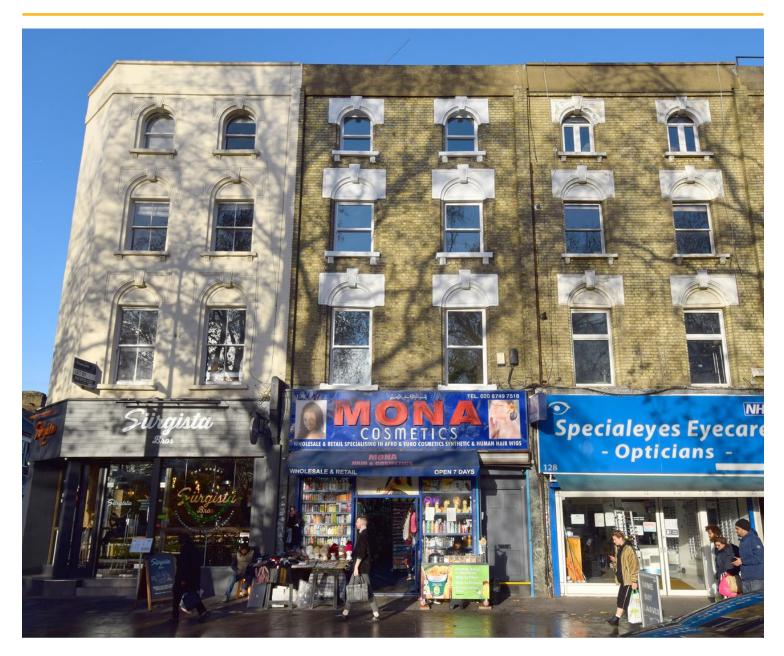


The Complete Property Service

Willmott House, 12 Blacks Road, London W6 9EU T: 020 8748 6644 F: 020 8748 9300 E: commercial@willmotts.com W: www.willmotts.com



Uxbridge Road, Shepherd's Bush, London, W12 To Let

B1 Offices Newly Refurbished Over 3 Floors Prominent Location

£42,000 per annum

Building Consultancy & Surveying, Commercial Agency, Commercial Management, Commercial Investment, Professional Valuations, Residential Lettings, Residential Sales, Residential Management, Service Charge & Estate Management



Location:

The property is situated in Shepherd's Bush at the junction of Uxbridge Road. Shepherd?s Bush station (Central and Overground Line) with connections to the West and the City is a 7-minute walk to the North of the property and Goldhawk Road Underground Station (Circle and Hammersmith Line) is a 5-minute walk to the East. Excellent local amenities, including bars restaurants, leisure facilities and shops, are located at Westfield London Shopping Centre, a 2-minute walk to the North of the property.

Excellent road connections to the West End and the West via A40 (M) Westway is to the North.

It occupies a prominent position in the heart of Shepherd?s Bush close to numerous local and national occupiers including: BBC, Talk Talk, Monsoon Accessorize, Mulbury, Distiller Records, Live Nation, Loaf, Five Guys, Royal College of Art, ITV, OneWeb and Alice Temperley.

Description:

The property comprises a creativity media and professional services style office suite which has recently had a complete refurbishment to a high standard. The premises consist of ground floor lobby, first floor, second floor and third floor office suites. The property benefits from two WC'S and a kitchenette.

User:

The premises currently fall under Class B1 office of the Town & Country Planning (Use Class) (Amendment) Order 2005

Accommodation:

The property offers the following (NIA) approximate dimensions:

 First Floor:
 416 sq. ft. 39 sq. m.

 Second Floor:
 363 sq. ft. 34 sq. m.

 Third Floor:
 335 sq. ft. 31 sq. m.

 Total:
 1,114 sq. ft. 104 sq. m.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Rent:

£42,000 per annum exclusive

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of \pounds 32,500. Interested parties should make their own enquiries by the London Borough of Hammersmith & Fulham council.

EPC: D Rating

Legal Fees: Each party to bear its own legal costs.

Contacts:

Andrew Abbott - D: 020 8222 9947 M: 07920 769395 E;a.abbott@willmotts.com Varol Zafer - D: 020 8222 9946 M: 07900 224967 E;v.zafer@willmotts.com :

Important Notice

^{1.} No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor. 2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3 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/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



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