



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

B1 Offices
Newly Refurbished
Over 3 Floors
Prominent Location

**£42,000 per
annum**

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 £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:

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Important Notice

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