

3/4 PAVILION PARADE WOOD LANE, LONDON, W12 0HQ



**SHOP - AVAILABLE
 A1 USE**

****THE PROPERTY COULD BE SPLIT****

The property is situated on the East side of Wood Lane close to the junction with North Pole Road. The property is situated close to Hammersmith Hospital, Wormwood Scrubs Park, White City and Wood Lane Underground Station.

P.O.A	Per sq ft exclusive
1,685	Sq ft

Gross Frontage	35'1"	10.7 m
Net Frontage (3)	12'8"	3.9 m
Net Frontage (4)	12'8"	3.9 m
Ground Floor (3)	835 sq ft	77.6 m2
Ground Floor (4)	850 sq ft	79 m2
Total	1,685 sq ft	156.5 m2



Lease	Further details are available upon request.
Rent	Available upon request.
Rates	Interested parties are recommended to make their own enquiries with the Rating Department of London Borough of Hammersmith & Fulham, Tel: 020 8753 6681.
EPC	Available upon request.
Legal Costs	Each party to be responsible for their own legal costs incurred in the transaction.
Viewing	Contact DMA - Nicholas Menzies 020 7318 6915 / nmenzies@dmaproperty.com SUBJECT TO CONTRACT & VAT