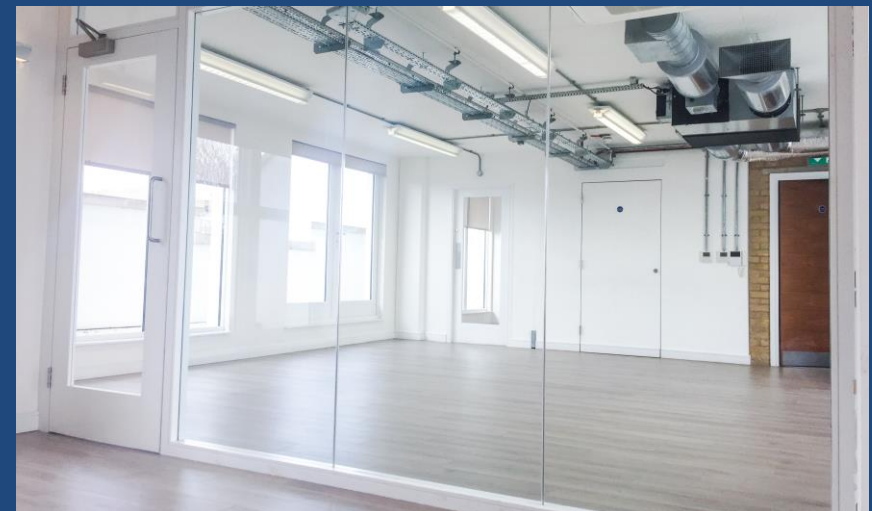




# BEAVOR LANE

LONDON W6



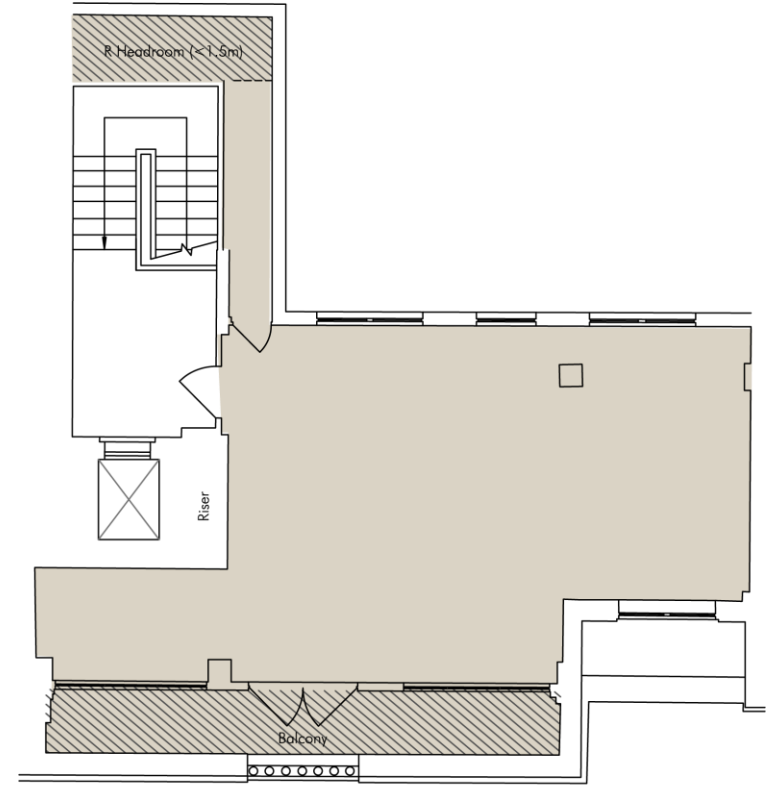
**AVAILABLE TO LET**  
866 sq ft 3<sup>RD</sup> FLOOR OFFICE





Ravenscourt Park

St Peter's Square



BEAVOR LANE

## DESCRIPTION

The property is at the end of a terrace of new-build offices. The top floor of the building is available, with a demised roof terrace and views over St Peters Square.

Amenities include lift, exposed ceiling mounted air-conditioning and heating, pendant style lighting, timber floor covering, cycle parking in secure lower ground floor car park and shower facilities.

## SPECIFICATION

- Meeting room
- Tea Point
- Roof Terrace
- Showers
- Secure bike storage



## DIRECTORY

### EATING & DRINKING:

- 1 Artisan Coffee
- 2 Tosa Japanese Restaurant
- 3 Azou Restaurant
- 4 Michael Nandras
- 5 Polti Indian Restaurant
- 6 The Hampshire Hog
- 7 The Carpenters Arms
- 8 The Cross Keys
- 9 The Black Lion
- 10 The Old Ship
- 11 The Dove

### SUPERMARKETS & AMENITIES

- 12 Sainsbury's Local.
- 13 Tesco Metro
- 14 Post Office

### ENTERTAINMENT

- 15 The Eventim Apollo
- 16 Lyric Theatre

### LOCAL BUSINESSES

- A Lifschutz Davidson Sandilands (Architects)  
Legendary (Film Company)  
Frost Meadowcroft (Property Consultants)
- B Kelly Hoppen
- C Bite PR

## ACCOMODATION

866 sq ft (80.45 sq m), third floor office

## RENT

£39.50 per sq ft

## RATES

Approximately £10.97 per sq ft

## SERVICE CHARGE

To be confirmed

## TERMS

Available to let on new terms direct from the landlord.

## EPC

Rated B

## LOCATION

Beavor Lane is situated directly off King Street and opposite the entrance to the extensive Ravenscourt Park. Excellent restaurant, shopping and banking facilities are available on King Street and Chiswick High Road. Access to the A4/M4 for the West End, Heathrow, the M25. Ravenscourt Park (District Line) Underground station is a 5-minute walk and Hammersmith (Piccadilly, District, Hammersmith & City and Circle lines) is a 2 minutes tube ride from Ravenscourt Park or a 12 minute walk.

**Misrepresentation Act 1967:** These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

## FOR FURTHER INFORMATION PLEASE CONTACT SOLE AGENTS

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