

**Workshop with Substantial Outside Space and
Possible Development Potential Subject to Planning
Situated Close to Wood Lane/North Pole Road, W12
Total Site Area 319 sq. m/3433 sq. ft approx.
For Sale**



**Eynham Works
Eynham Road
London
W12 0HA**

Location

The property is situated at the northern end of Eynham Road, W12, a primarily residential street which runs parallel to the east side of Wood Lane, just south of North Pole Road. Wood Lane and White City Underground Stations as well as Westfield Shopping Centre in Shepherds Bush are all within comfortable walking distance.

Description

The premises comprise a single storey workshop/office situated behind a brick wall with a substantial frontage to Eynham Road with both wrought iron gates for pedestrian access and vehicular access to the site via wooden gates.

Planning

Planning was recently (June 2020) refused for the development of two semi-detached houses on the grounds of loss of B2 space and therefore employment opportunity within the Borough (LB Hammersmith & Fulham), however a scheme which retains some element of commercial space may be considered favourably.

For further details and plans see: <https://www.lbhf.gov.uk/planning/planning-applications>

Planning Portal Reference: PP-08775664

Or Reference: 2020/01423/FUL

Accommodation

Single Storey Workshop 53 sq. m / 570 sq. ft (net useable)

Total Built area 84 sq. m/ 904 sq. ft approx. inc. garage

Total Site area approx. 319 sq. m/ 3433 sq. ft

The site is adjacent to an electrical substation and backs on to a railway embankment and is largely open lawn/garden space with the benefit of a lock-up garage.

Tenure

Freehold for sale

Price

Offers in excess of £700,000 subject to contract

Rateable Value

£4,900

Rates Payable

Awaiting Confirmation

Legal Costs

Each party is to bear their own legal costs

Possession

Full vacant possession immediate upon completion of legal formalities

Viewing

Strictly by appointment with the Sole Agent

Roger Painter & Co on 020 7368 3336





These particulars are believed to be correct but are intended for guidance only and do not constitute an offer or part of a contract. Purchasers and/or Lessees should always seek their own professional advice. All measurements are approximate and neither the Vendors and Lessors nor Roger Painter & Co nor any employee has any authority to give any representation or guarantee in relation to the property. All prices/rents are exclusive of VAT unless otherwise stated.

01
02
03
04
05
SCALE (m) 1:200



Notes

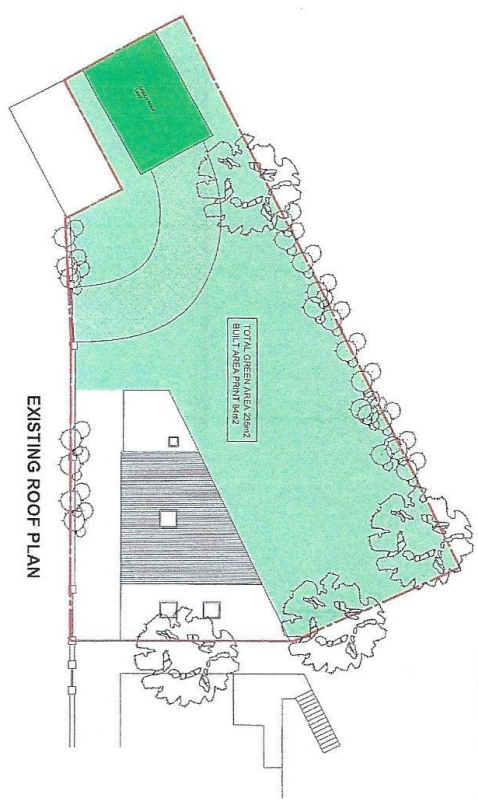
The contractor is responsible for obtaining permissions, licences and authorisations. Any discrepancy to the contract with the Architect's team proceeding with the works.

When an item is covered by drawings to different scales, the larger scale is to be worked to. This line of boundary and ownership to be established on site. Red line boundary extent to be shown on site drawings. Figures dimensions to be shown on site drawings.

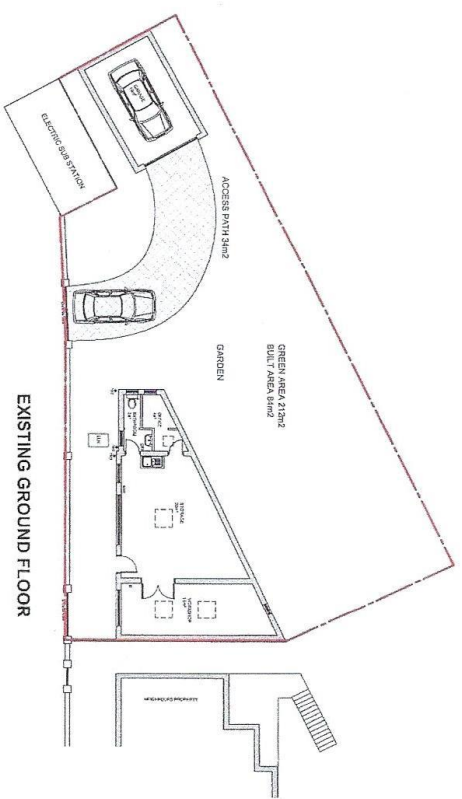
The drawings' information must be read in conjunction with relevant building drawings. TECHNICAL NOTES drawings, specifications and/or schedules referred to on site. Client to verify with CDM 2015 duties.

CDM Regulations 2015

All current drawings and specifications for the project must be read in conjunction with the Client to verify with CDM 2015 duties.



EXISTING ROOF PLAN



EXISTING GROUND FLOOR

| | | | | | | | | | | |
|------|-----|-------------------------|------------|------------|----------------|---------------------------|------------------|----------|-----|-------------------------------------------|
| date | rev | revised/checked/checked | drawn | NA | project | Eynham Works- EYNHAM ROAD | purpose of issue | PLANNING | rev | TW/10 architects |
| | | | scale @ A3 | 1:100 | EXISTING PLANS | | drawing no | EW/02 | / | Richard rarchitects.com 07589 84305 |
| | | | date | 25.10.2019 | | | | | | |