

Now With Substantial Rent Reduction
Brook Green/Hammersmith
Characterful Second Floor and Attic Courtyard Offices
To Let
581 sq. ft/54 sq. m



Unit 7
Cambridge Court
210 Shepherds Bush Road
London W6

Location

The premises are located on the western side of Shepherds Bush Road, a short distance north of its junction with Hammersmith Broadway. Hammersmith Broadway Underground Station and Bus Station are both within a few minutes' walk.

Description

The property is situated in a purpose-built, gated complex of Office/Studio units built in the 1980's around a central courtyard. The property occupies a quiet position in the rear, left hand corner of the courtyard.

The space comprises second floor, open plan, office space including a kitchenette area with an attractive internal staircase leading to a recently converted loft/attic area which is ideal for a private meeting/studio area.

Accommodation

Second Floor 381 sq. ft approx. with internal staircase to
Attic 200 sq. ft approx.
Total 581 sq. ft

Amenities include:

- *Good natural light
- *Gas central heating
- *Air conditioning
- *Internal staircase between floors
- *Storage cupboards
- *WCs in common parts
- *Kitchenette area

Terms

A new lease for a term of 3-5 years with both parties to contract out of the security and compensation provisions of the Landlord & Tenant Act 1954 part 2

Tenure

Leasehold

Rent

£20,335 per annum exclusive

Service Charge

An appropriate proportion of the service charge for the whole building will be apportioned to this suite.

Utilities

An appropriate proportion of the utilities for the whole building will be apportioned to this suite.

Business Rates

We understand that the business rates will amount to approximately £8000 per annum payable, subject to confirmation.

Possession

Full vacant possession immediate upon completion of legal formalities

Legal Costs

Each party is to bear their own legal costs.

Viewing

Strictly by appointment with **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.

