

**Raised Ground and Lower Ground Floor Offices
Situating Within a Few Yards of Shepherds Bush Green
With Own Parking Space and Substantial Rear Garden Area
To Let
894 sq. ft (net)/1231 sq. ft gross**



**2 Shepherds Bush Road
London W6**

Location

The premises are situated at the northern end of Shepherds Bush Road, a few yards from its junction with Shepherds Bush Green.

Westfield Shopping Centre, Shepherds Bush, Goldhawk Road and Shepherds Bush Market Stations are all within a few minutes' walk as are numerous bars and restaurants making this a superb location.

Description

The property is arranged over raised ground and lower ground floors with natural light to virtually all the rooms. It is currently used as a language school. There is also kitchenette and WC accommodation as well as a very useful and secure car parking space at the front of the property and a large garden at the rear.

The space can be used for a variety of office, medical or other uses, (excluding retail), subject to landlord's approval.

Accommodation

Ground Floor 486 sq. ft
Lower Ground Floor 408 sq. ft

Total 894 sq. ft (net) approx. / 1231 sq. ft (gross) approx.

Amenities include:

- *Good natural light
- *Gas central heating
- *External and internal staircase to lower ground floor
- *Storage cupboards
- *WC in common parts
- *Kitchenette area
- *Good ceiling heights throughout

Terms

A new Full repairing and Insuring Lease for a term by arrangement with both parties to contract out of the security and compensation provisions of the Landlord & Tenant Act 1954 part 2

Tenure

Leasehold

Rent

£30,000 per annum exclusive

Service Charge

Tbc (based on 67% of cost of repairs to common parts and building insurance premium)

Business Rates

Rateable Value: £18,000 (LB Hammersmith & Fulham)

Rates Payable: £tbc – expected to be in the region of £9000 (April 23-April 24)

We strongly recommend you verify these figures with the Local Council.

Possession

Full vacant possession immediate upon completion of legal formalities from April 2024

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.