

# LAWN HOUSE

## SHEPHERD'S BUSH

FLEXIBLE OFFICE & RETAIL  
SPACE TO LET

4,445 – 24,545 SQ FT OFFICE SPACE  
including 4,000 sq ft of retail space



# LOCATION

Shepherd's Bush is an affluent area in West London, within the London Borough of Hammersmith & Fulham.

Shepherd's Bush is rapidly becoming an extremely diverse area, it plays host to industry leaders from a multitude of different sectors, including media, science, educational and healthcare.

The area's improvement is highlighted by the arrival of the brand new Hoxton Hotel immediately adjacent to Lawn House.



# SITUATION

Lawn House occupies a prominent position overlooking Shepherd's Bush Green, a stone's throw away from both Shepherd's Bush and Shepherd's Bush Market tube stations.

This provides the property unrivalled access to both Central and Greater London provided by the Hammersmith & City, Circle and Central Lines.



## BY UNDERGROUND

Ealing Broadway	10 mins	
Bond Street	12 mins	
Bank	22 mins	
Loughton	51 mins	
Epping	60 mins	

## BY ROAD

Hammersmith	16 mins	
London Heathrow	28 mins	
Central London	37 mins	
M25	38 mins	
London Gatwick	69 mins	



## KEY LOCAL OCCUPIERS

Implí

NOVARTIS

PVH

Synthace

Avacta

itv

EdenBio

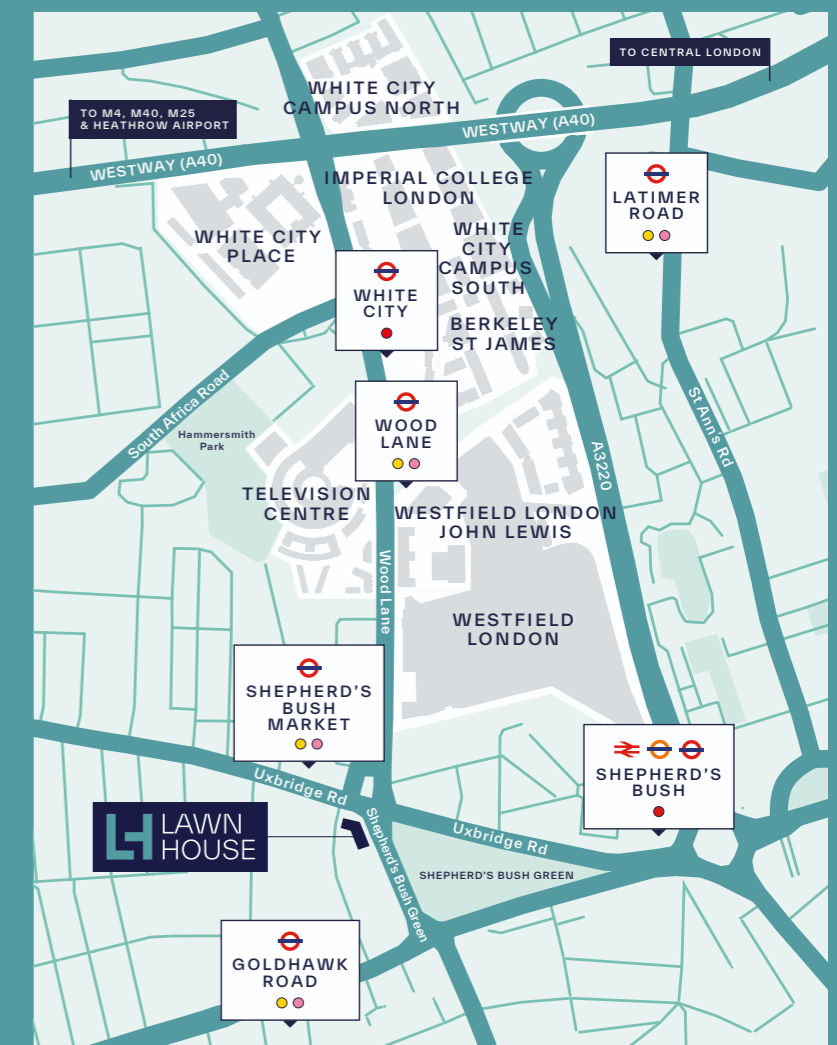
PUBLICIS GROUPE

Autolus

Blenheim Chalcot

YOOX NET-A-PORTER GROUP

L'ORÉAL



# DESCRIPTION

Lawn House is a 24,545 sq ft office building arranged over lower ground, ground and four upper floors.

Office accommodation is located on the first to fourth floors, whilst the ground floor comprises the reception and a 4,000 sq ft retail unit fronting Uxbridge Road.

The office accommodation is in excellent condition and offers a mixture of open-plan and cellular configurations. All the office floors have excellent natural light and benefit from air-conditioning. The space is available on either a fully-fitted basis, or open-plan for incoming occupiers to personalise their space.

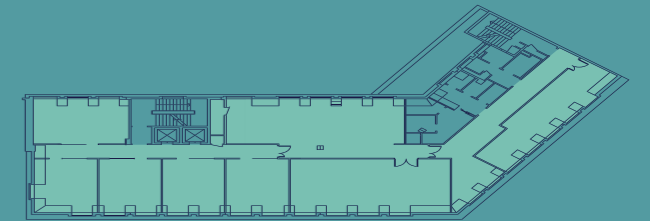
The property benefits from 12 secure car parking spaces to the rear of the of the building, available by separate arrangement. There is also ample space for secure cycle storage.



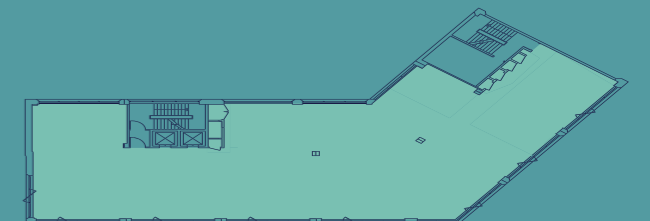
# ACCOMMODATION

DEMISE	AREA (SQ FT)
4th Floor	4,983
3rd Floor	5,355
2nd Floor	5,355
1st Floor	4,445
Ground (retail)	4,000
Reception	407
<b>Total NIA</b>	<b>24,545</b>

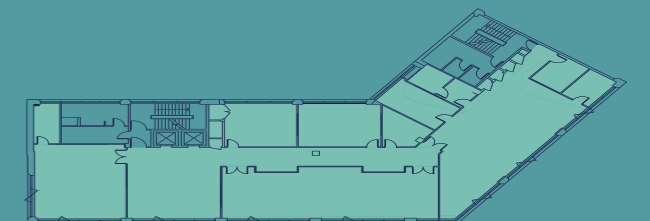
## 4TH FLOOR



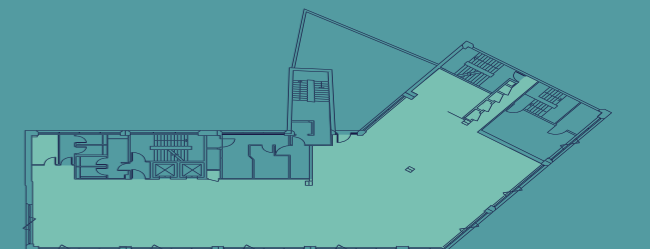
## 3RD FLOOR



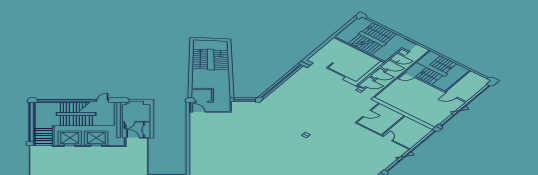
## 2ND FLOOR



## 1ST FLOOR



## GROUND FLOOR



# FURTHER INFORMATION

## Terms

New flexible Leases available from the freeholder.

## EPC

Available upon request.

## Contacts

For further information, or to arrange an inspection please contact:

### Simon Tann

E [simon.tann@levyrealestate.co.uk](mailto:simon.tann@levyrealestate.co.uk)  
D +44 207 747 0141  
M +44 7748 180 198

### Harry Cormack

E [harry.cormack@levyrealestate.co.uk](mailto:harry.cormack@levyrealestate.co.uk)  
D +44 207 930 1070  
M +44 7815 463 822

### Megan Carr

E [megan.carr@levyrealestate.co.uk](mailto:megan.carr@levyrealestate.co.uk)  
D +44 207 747 0143  
M +44 7896 899 798



MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. October 2023.