

RUSSELL GARDENS, LONDON

£88,000 PER ANNUM

Introducing an exceptional commercial opportunity at Russell Gardens, W14, London. This spacious commercial unit boasts 1,949 square feet of versatile space, spread across two well-designed floors - the ground floor and the basement.

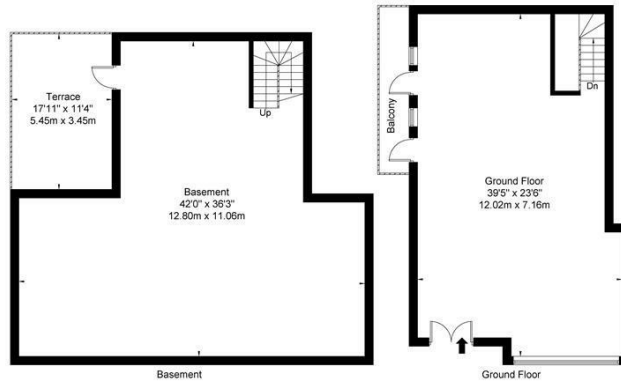
The ground floor of this prime commercial space offers a welcoming and open layout, perfect for showcasing your business, products, or services. Large windows flood the space with natural light, creating an inviting atmosphere for potential customers and clients.

Descend to the basement level, and you'll discover an additional area that extends the possibilities of this unit. This subterranean space offers privacy and flexibility, making it an ideal spot for offices, storage, or any specialised use your business may require. It even comes with an outdoor area, providing a breath of fresh air for your team or patrons to enjoy.



Russell Gardens, Commercial Unit, W14 8EZ

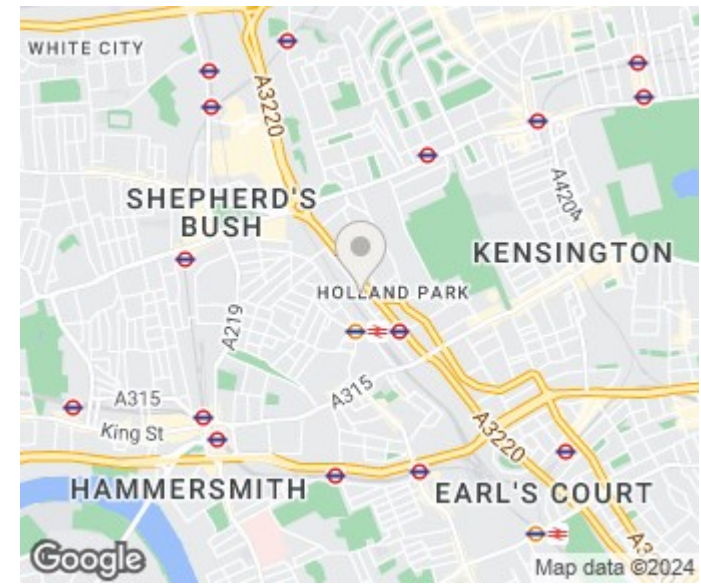
Approx Gross Internal Area = 181.1 sq m / 1949 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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