



MAKING MOVES



EXIT



**LOWER GROUND FLOOR,
THE SHEPHERDS BUILDING,
LONDON,
WC14 0DA**

5,555 SQ FT

HIGHLIGHTS:

- Plug & Play
- Boardrooms, Meeting Rooms & Zoom Rooms
- Large Kitchen & Breakout Area
- Great Levels of Natural Light From Dual Aspect Windows
- Exposed Services
- High Ceilings
- Onsite Café
- Bike Storage & Showers
- Car Parking

WE ARE OFFICES

Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

LOCATION:



The office is perfectly located opposite Shepherds Bush Station and a short walk from Kensington, Goldhawk Road and Holland Park Station, providing a variety of access to the London tube network.

Both Westfield London and Shepherds Bush Food Market are a short walk from the building, perfect for lunch time spots.

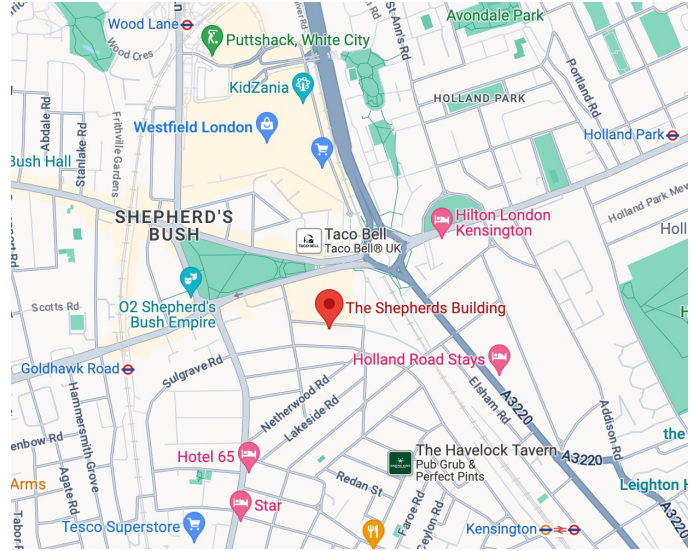
DESCRIPTION:



This office offers a high specification, fully fitted office with large open plan desking area, large boardroom, meeting rooms and zoom rooms.

Despite being lower ground, the office has ample natural light and high ceilings giving it a very open feel.

The building has an onsite café, manned reception entrance, bike storage, showers and car parking.



TERMS:



Available by way if an assignment or flexible sublease until March 2028

VAT:



The building is elected for VAT purposes

EPC:



An EPC is available on request

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
LG	5,555	£34.00	£10.63	£14.40	£327,912	£27,326

VIEWINGS:

Through appointment by Making Moves or joint agents at Hanover Green:

George Marment
Email: gpm@makingmoves.london
Tel: 07551 158 799 or 020 3595 3121

Harry Pruden
Email: hpruden@hanovergreen.co.uk
Tel: 07721 128 796 or 020 3130 6416

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