



## Unit 7

Shepherd's Bush Road, Cambridge Court, London, W6 7NJ

**Freehold Class E office building suitable for a wide range of businesses.**

**2,570 sq ft**  
(238.76 sq m)

- Substantial & private office space set within gated complex.
- Modern industrial touches & on-site parking.
- Outstanding West London location.
- Excellent Capital Value @ £428/sqft
- Full vacant possession on completion



# Unit 7, Shepherd's Bush Road, Cambridge Court, London, W6 7NJ

## Summary

<b>Available Size</b>	2,570 sq ft
<b>Price</b>	£1,100,000.00
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

These office spaces have been carefully overhauled and present themselves as one of the most striking and impressive office properties within the complex. Having been the subject of an extensive refurbishment programme in parts, the property enjoys an elegant flow from the central staircase with an urban light industrial feel to each of the office floors. The ground and first floor have undergone a recent scheme of refurbishment to suit the current occupier and staff – although these spaces are easily adaptable for any future occupier. The second floor & loft space could benefit from similar upgrades – although they only comprise a small part of the building.

## Location

Unit 7, 210 Shepherd's Bush Road is a prime Freehold commercial space located in one of West London's most dynamic and exciting neighbourhoods, the subject property enjoys a supremely discrete position within this fully operational private gated business complex.

Transport connections to the complex are unparalleled, with Hammersmith station only minutes away on foot, granting convenient access to the Piccadilly Line, Overground, and National Rail services. Additionally, the nearby A40 and M4 motorways offer swift routes to Heathrow Airport (35 minutes away) and various other parts of the UK. These attributes collectively position it as an optimal choice for businesses seeking a strategic location with both national and international accessibility.

## Terms

ACCOMMODATION: Total – 2,570 sqft / 238.75 sqm (GIA)

Title & Tenure: Available under NGL608100.

Rateable Value: Interested parties are advised to make their own enquiries with the Local Authority (London Borough of Hammersmith & Fulham).

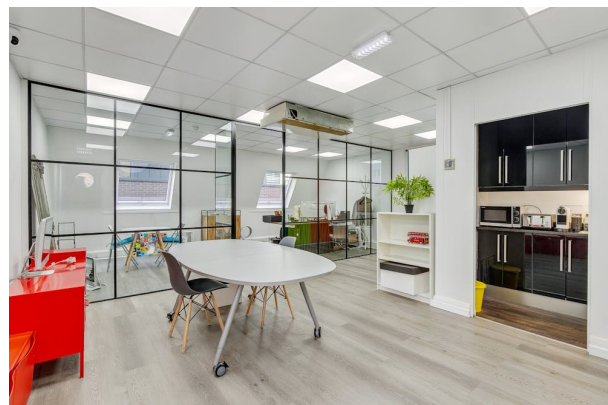
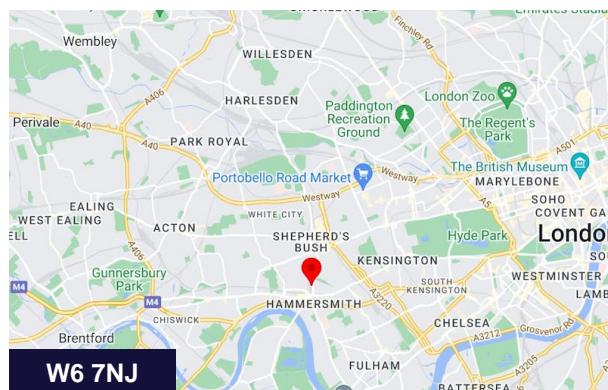
VAT: TBC

Method of Sale: Property to be sold by way of private treaty.

Proposal: Offers invited in the region of £1,100,000.

Viewings: Strictly through the sole agents, Winkworth Commercial on 020 7355 0285 and made by prior appointment.

EPC: Available on request.



## Viewing & Further Information



**Tom Lewin**

020 7355 0285 | 07783 250337

tlewin@winkworth.co.uk



**Chris Ryan**

07385 413368 | 020 7355 0285

cryan@winkworth.co.uk

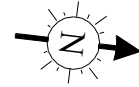
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# SHEPHERD'S BUSH ROAD, W6

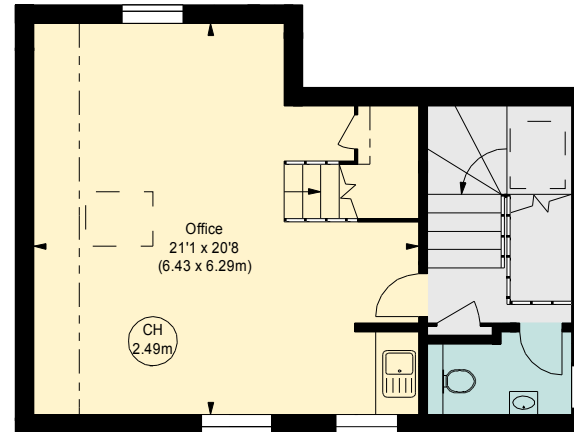
Approximate gross internal area

2570 sq ft / 238.75 sq m  
(Including Eaves Storage)

Eaves Storage  
128 sq ft / 11.89 sq m



Key :  
CH - Ceiling Height



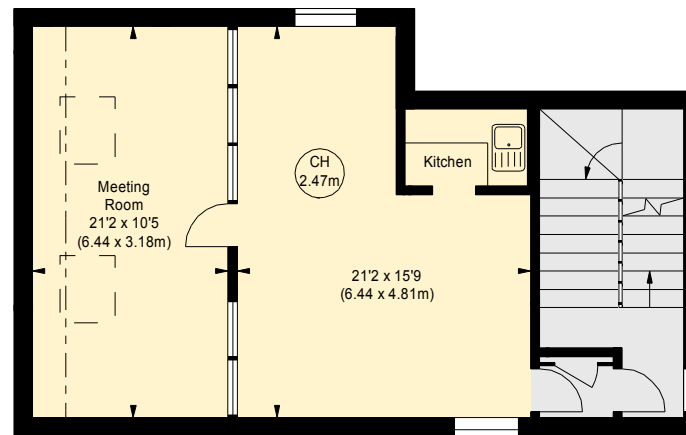
**SECOND FLOOR**

(538 sq ft.)



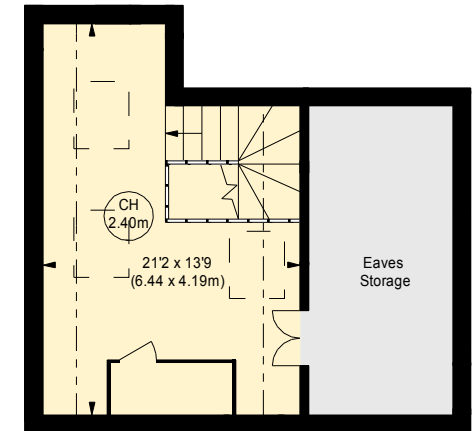
**GROUND FLOOR**

(973 sq ft.)



**FIRST FLOOR**

(665 sq ft.)



**THIRD FLOOR**

(266 sq ft.)

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.