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2c Woodstock Studios Shepherd's Bush, London, W12 8LE

A 1st FLOOR OFFICE SUITE SITUATED CLOSE TO HOLLAND PARK AND WESTFIELD SHEPHERD'S BUSH

TO LET

Area: 835.00 FT² (77.57M²) | Rent: £29,500 per annum, exclusive |

- Good natural light
- High ceilings
- Counter sunk spot lights
- Gas combination boiler
- Air con. to primary office & meeting rm
- White box finish
- Lift



SMART



MOVES

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LOCATION:

Woodstock Studios is situated at the southerly end of Woodstock Grove, immediately south of the Holland Park roundabout. Other local businesses include, Ginx TV, Sauce Communications, Oryx Align, Gu Chocolate Puds, Endemol Shine UK and K West Hotel & Spa. Public transport is accessed via Shepherd's Bush Green (Central line & Southern rail) and Shepherd's Bush Market (Hammersmith & City line).

LOCAL AUTHORITY: Hammersmith & Fulham

DESCRIPTION:

The premises is positioned on the 1st floor of this mixed use, gated development, formally a dairy and BBC recording studios. The premises is accessed via a secure gated courtyard, which in turn leads to a common parts stairwell and lift. The principle office area is open plan with large westerly facing windows. A further open plan office / meeting room, private office, kitchen and W/C are arranged off the principle office area. The premises is in good order and benefits from part area air conditioning and central heating.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
1st Floor Office	835.00	77.57
TOTAL	835.00FT²	77.57M²

LEASE TERMS:

A new FRI Lease to be granted outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £29,500.00

SERVICE CHARGE: TBC

RATES: Rateable Value £24,750 per annum
Rates Payable £12,350.25 per annum

NB – We strongly recommend that you verify the rates with the London Borough of Hammersmith & Fulham on 0208 753 6681

POSSESSION: Full vacant possession immediately on completion of legal formalities

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: The premises is elected for VAT

EPC: Available upon request.

CONTACT:

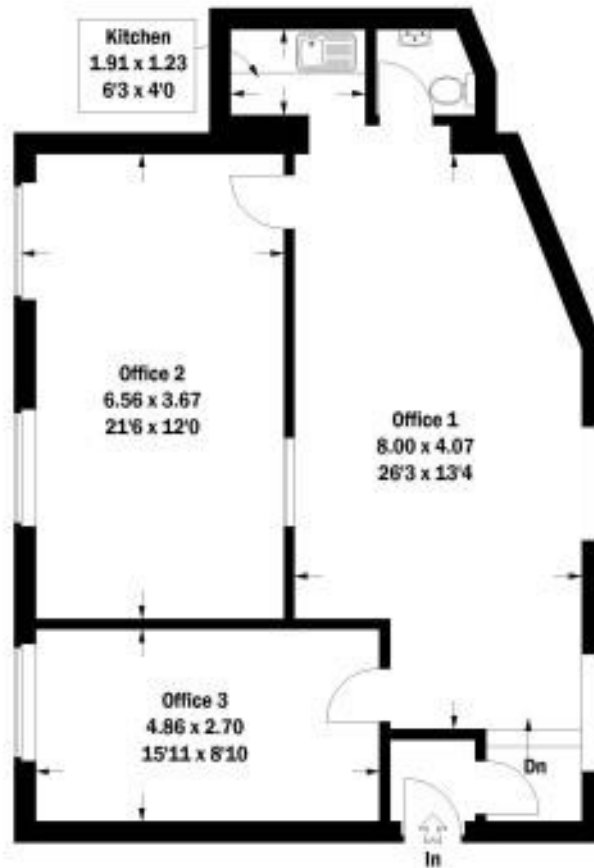
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Woodstock Studio, W12

Approximate Gross Internal Area = 77.6 sq m / 835 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only.