

K C L

MMXX
1 8 3

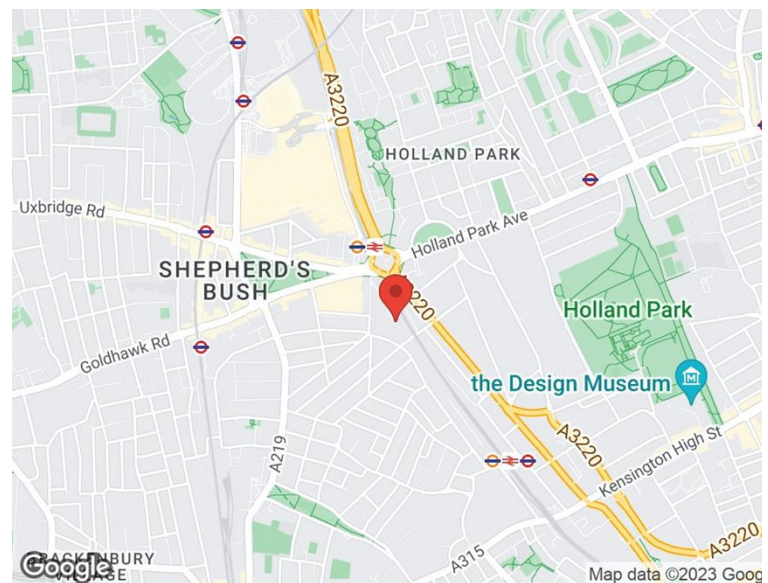
36 Woodstock Grove, London, W12 8LE

A 1ST FLOOR OFFICE SUITE CONVERTED FROM AN OLD DAIRY, CLOSE TO HOLLAND PARK AND WESTFIELD SHEPHERD'S BUSH

FOR SALE

Area: 1,948.00 FT² (180.98M²) | Guide Price £850,000 subject to contract |

- Covered Victorian dairy
- Secure gated access
- Good natural light
- Open plan office
- Boardroom and x2 private offices
- Kitchen / breakout area
- W/C & shower room, 2nd W/C
- Fire alarm system & combination boiler



SMART



MOVES

36 Woodstock Grove, London, W12 8LE

LOCATION:

Woodstock Studios is situated at the southerly end of Woodstock Grove, immediately south of the Holland Park roundabout. Other local businesses include, Wendy House Productions, Klippa Relocation Ltd, GAC Bunker Fuels, Sauce Communications, This is Beyond, The Fitting Room, Gousto, Tiger Aspect, Beagle Media, Gigi & Olive, Air MTM, Casita Designs, Fredrik Underhaug, RDF Television, Pizza Express, The West 12 Shopping Centre, K West Hotel & Spa and the Westfield Leisure Complex.

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:

A self-contained office suite formed from part of the 1st floor of an early 20th Century former dairy, later used by the BBC as recording studios. The premises is accessed via a communal stairwell and lift, which leads to a bright open plan office area with high ceilings, to accommodate approximately 16 work-stations. There are three further sub-divided rooms fitted as a boardroom, private office and storeroom. Additionally the suite benefits from a kitchen and two W/C's, one fitted with a shower.

Good order throughout and fitted with a mains linked fire alarm system, gas combination boiler, ceiling spot lights, wall mounted up lights and an entry phone intercom.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
1st Floor Office Suite D	1,948.00	180.98
TOTAL	1,948.00FT²	180.98M²

FLOOR PLAN: [Click Here](#)

SALE TERMS:

Long Leasehold, 999 years from 25th December 1997.

PRICE: £850,000.00

SERVICE CHARGE: On Application

POSSESSION: Vacant possession immediately on completion of legal formalities

VAT: Not elected for VAT

RATES:

Rates Payable £50,000 per annum // £24,950 per annum - We strongly recommend that you verify the rates with the London Borough of Hammersmith & Fulham's Business Rates Department on 0208 753 6681.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

EPC:

Available upon request.

CONTACT:

Justin Knight MRICS
Knight Commercial London
 07772874444
justin@knightcommerciallondon.co.uk

Vaughn Smart
Knight Commercial London
vaughn@knightcommerciallondon.co.uk