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2CDE Macfarlane Road & 5-7 Poplar Mews, London, W12 7JZ

A VICTORIAN MEWS AND COACH HOUSE OFFICE CONVERSION CLOSE TO BBC TELEVISION CENTRE

TO LET

Area: 4,030.00 FT² (374.40M²) | £139,500 per annum, exclusive |

- Attractive mews and coach house
- Street and mews access
- x7 office suites
- x2 open plan offices
- Kitchen and breakout area
- x2 kitchenettes & shower room
- Disables access W/C & x3 W/C's
- Mews courtyard garden





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LOCATION:

The premises are formed from part of a mews complex and are situated on the Southerly side of Macfarlane Road adjacent to the junction with Hopgood Street. Other local businesses include, Deluxe Coffee Works Roastery & Espresso Bar, Twenty 2 Degrees Design Partnership, Subway, No 1 Coffee & Restaurant, Tian Fu, Woody Grill, Costa Coffee, Mr Falafel, Ochi Jamaican, German Doner Kebab, Bush Café Bar, Defectors Weld, Shikumen Chinese, Jin Bar, The Hoxton, Dorsett Shepherd's Bush, Shepherd's Bush Market and the Westfield Leisure Complex. Public transport is accessed from Uxbridge Road and Wood Lane (Buses), Shepherd's Bush Market (Hammersmith & City and Circle lines) and Shepherd's Bush Green (Overland, Central line and Bus Station).

LOCAL AUTHORITY: Hammersmith & Fulham

DESCRIPTION:

A part single and part two storey Victorian Mews office building, of London brick construction with a tiled roof. The attractive frontage is direct onto Macfarlane Road and retains features synonymous with its mews heritage. The ground floor entrance leads to a reception area with disabled access W/C. A breakout area, kitchen and W/C form the right flank of the unit with direct access to a planted mews courtyard beyond and gated access to Poplar Mews. The rear of the premises is arranged with an open plan office area, 3 private offices, a shower room and 2 storage rooms. A conventional central staircase rises to the 1st floor which comprises 3 interconnecting open plan offices, a large open plan office, kitchenette and 2 W/C's. The 2nd floor is accessed via a spiral staircase which rises to a further office area, converted from a full Mansard extension, with vaulted ceilings supported by A-frames. The premises also benefits from 2 off street parking spaces in Poplar Mews.

The styling is reminiscent of a Shoreditch warehouse conversion / loft apartment with white painted brick walls and hardwood flooring. Excellent condition.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	1,689.00	156.91
1st Floor	1,794.00	166.67
2nd Floor	547.00	50.82
TOTAL	4,030.00FT²	374.40M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

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

Available to be leased as a whole OR as 4 independent office suites.

RENT: £139,500.00

SERVICE CHARGE: TBC

RATES:

Rateable Value: £104,000 per annum
Rates Payable: £53,248 per annum

NB - We strongly recommend that the rates are verified by the London Borough of Hammersmith & Fulham's Business Rates Department 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: Not elected for VAT

EPC:

Available upon request.

CONTACT:

SMART



MOVES

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