



nottingdale | london w10

GROUND FLOOR E USE SPACE TO LET / FOR SALE

793 sq ft up to 3,100 sq ft, suitable for office, gym, medical, nursery & many other uses under E use.

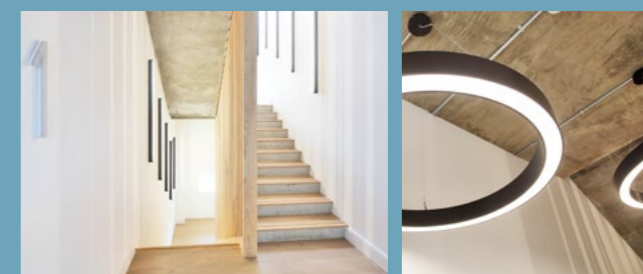




second floor south

description

these spaces have been architecturally designed to provide volume and light throughout benefiting from air conditioning, oak flooring and architectural lighting, the floors are split to accommodate requirements from 793 up to 3,100 sq ft there is a new gated entrance to the building with a lit canopy, giving the space a creative feel from the approach. local occupiers include monsoon, talk talk, stella mccartney amongst many other creative and tech occupiers.



featuring an impressive newly refurbished entrance canopy

local occupiers include:

MONSOON Accessorize EGMONT Cath Kidston STELLA McCARTNEY AUDLEY CoiArt TalkTalk LMAX MARIO TESTINO FIVE GUYS

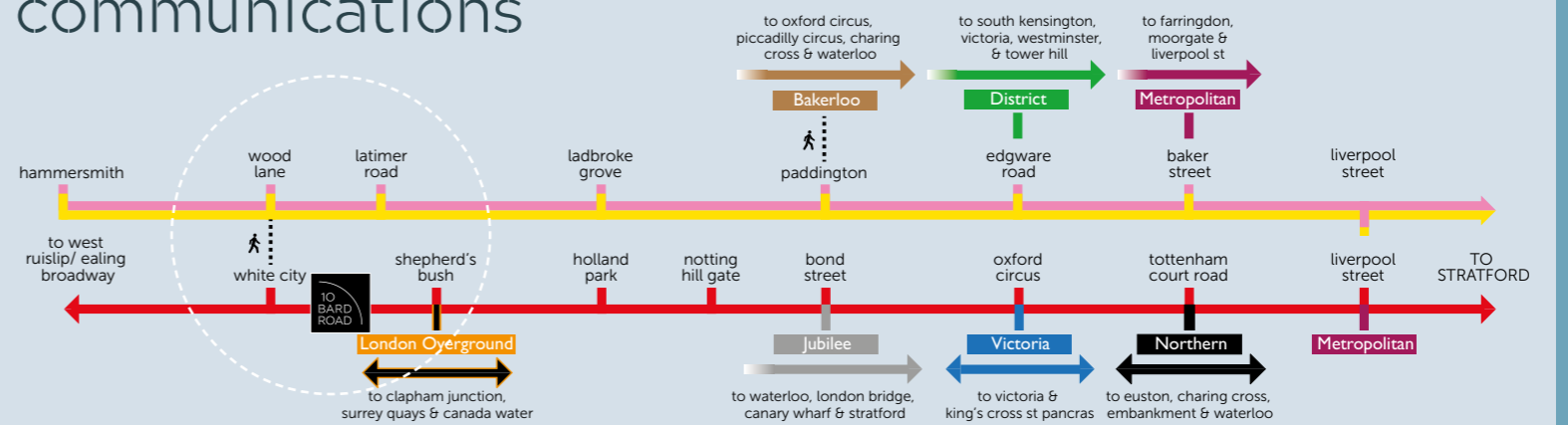
THE CURVE
10 BARD ROAD

location

the property is situated fronting bard road, accessed via freston road and bramley road. latimer road underground (hammersmith & city and circle lines) and shepherd bush station (central & london overground lines) are both within walking distance. westfield shopping centre is just across the a40 westway with a pedestrian route accessing all the bars and restaurants. local occupiers include monsoon, stella mccartney, jaegar, talk talk, mario testino, cath kidston and five guys amongst many other creative occupiers.



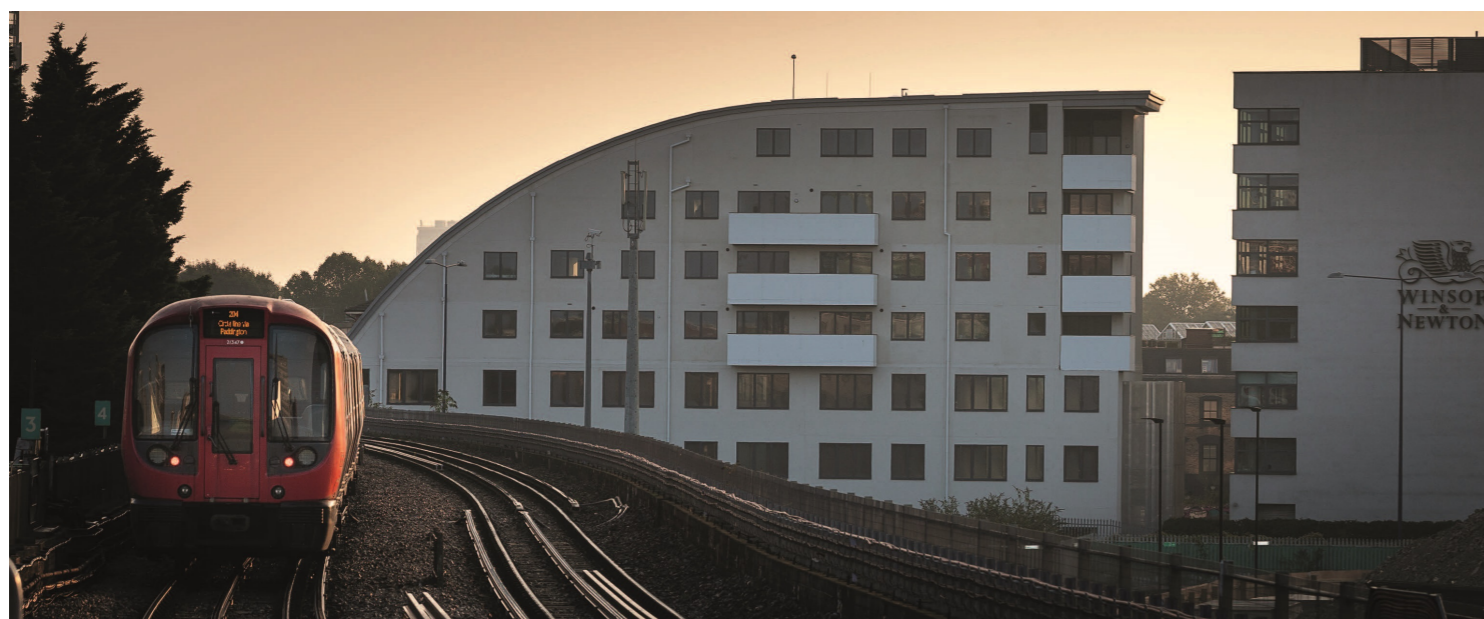
communications



accommodation

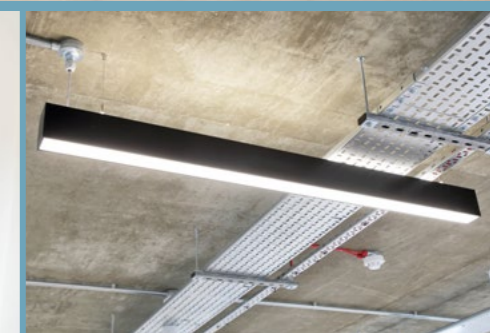
floor	size sq ft	size sq m
ground floor north (b1c use)	793 sq ft	73 sq m
ground floor south (b1c use)	2,307 sq ft	214 sq m
total	3,100 sq ft	287 sq m

ground floor



amenities

- solid wood floors
- self contained units with own entrances
- exposed air conditioning
- galvanised perimeter trunking
- exposed concrete ceilings
- architecturally designed lighting
- good floor to ceiling height
- passenger lift
- w.c.'s + showers (*ground floor south*)
- external *space* (*ground floor south*)
- capped off services
- new reception
- ample bike storage



gallery [click on an image to enlarge:](#)



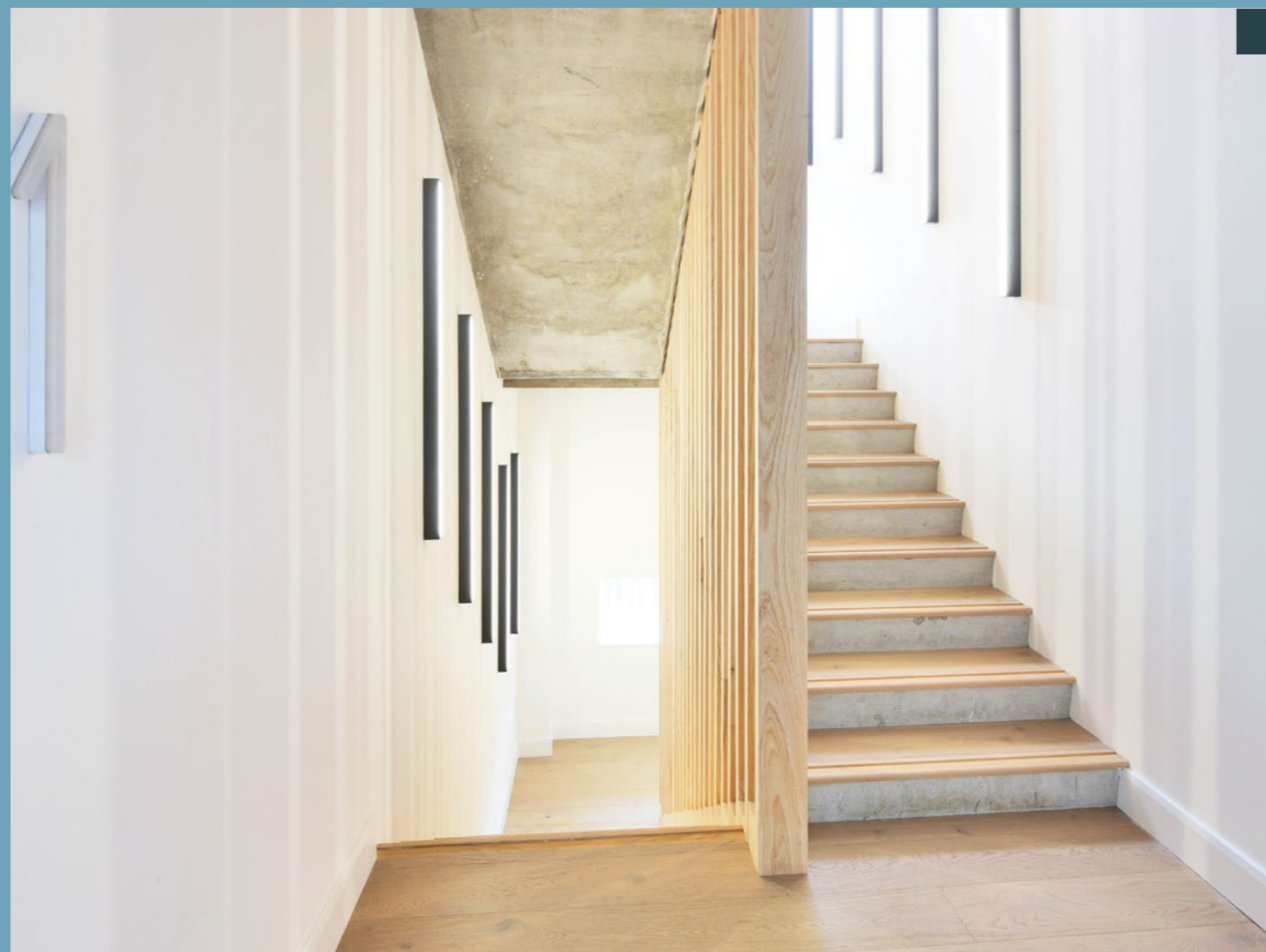
gallery



gallery



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gallery



terms

rent / price
£35 per sq ft

Sale price from
£350,000 to £1.1 million
Long leasehold interest

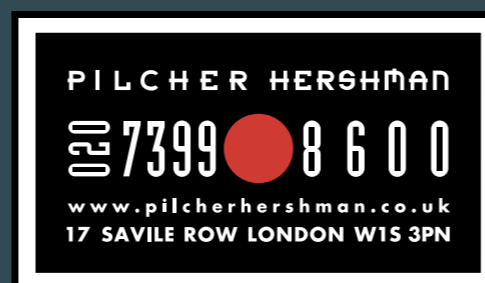
legal costs
each party to bear their own legal costs

possession
upon completion of legal formalities

misrepresentation act: whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract, no representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents pilcher hershman. all figures are exclusive of rates, service charge, vat and all other outgoings. all floor areas are approximate. designed and produced by zest design & marketing 020 7079 3090. june 2017 (01780).

contacts

viewing via joint sole agents:



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