

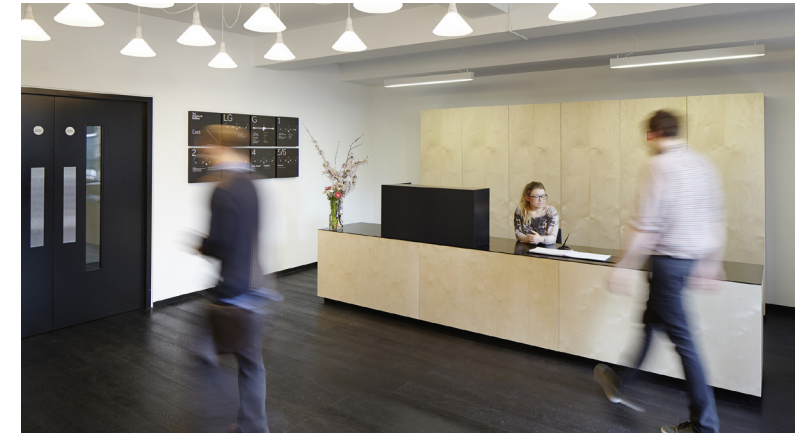
The Shepherds Building

Rockley Road
Shepherds Bush
London
W14 0DA

offices to let
1,500 - 2,600
3,000 - 5,500 sq ft

www.theshepherdsbuilding.com





LOCATION

The property is situated in Shepherd's Bush at the junction of Rockley Road and Charcroft Way. Shepherd's Bush Station (Central and Overground Line) with connections to the West and the City is 4 minute walk to the north of the property and Goldhawk Road Underground Station (Circle and Hammersmith Lines) is a 5 minute walk to the east. Excellent local amenities including bars, restaurants, leisure facilities and shops, are located at Westfield London Shopping Centre, a 6 minute walk to the north of the property.

Excellent road connections to the West End and the West via A40 (M) Westway is to the north.

The building has a good tenant mix, mostly from the creative and media sectors including companies such as: Mulberry, Endemol Shine Group, Gü and Deezer. Other local occupiers include: BBC, YOOX Net-a-Porter, Royal College of Art, ITV and OneWeb. A new Soho House members club is relocating to the former BBC TV Centre providing a rooftop pool, gym, hotel and restaurants.

DESCRIPTION

The property comprises a creative industry and media style office suites together with a restaurant and bar area on the ground floor with communal terrace space was also added during the complete refurbishment of the building.

CONNECTIVITY TO



Oxford Circus	11 mins
Paddington	13 mins
Hammersmith.....	18 mins
Victoria	19 mins
Kings Cross St Pancras.....	19 mins
Waterloo.....	20 mins
Clapham Junction	24 mins
Bank.....	20 mins
Heathrow Terminals 1-3	33 mins

Source: Citymapper.com
using a combination of London Transport



ACCOMMODATION

FLOOR	SIZE SQ FT	RENT PER SQ FT
1.01 - first floor	2,914 sq ft	£50
LG04 - lower ground	2,623 sq ft	£40

AVAILABILITY

Availability constantly changes, other sized units may be available from 1,000 sq ft upwards, please contact the agent for further information.

RENT

See above in table.

RATES

Approximately £11 to £17.50 per sq ft,
to be confirmed with local authority.

SEVICE CHARGE

Approximately £13 per sq ft

TERMS

New leases are available for a terms to be agreed.

EPC

Rated C

SPECIFICATION

- 24 hour security
- Passenger lifts
- Perimeter trunking
- Bike parking
- Cafe Bar on site
- Excelent natural light
- Shower & lockers



Westfield London



Shepherds Bush Eimpire



Studio Kitchen - K West Hotel

TRANSPORT LINKS

SHEPHERDS BUSH

Underground (Central Line) & Overground
0.4 miles, 8 minute walk

GOLDHAWK ROAD

Underground (Circle Line and Hammersmith & City)
0.5 miles, 10 minute walk

SHEPHERDS BUSH MARKET

Underground (Circle Line and Hammersmith & City)
0.4 miles, 9 minute walk

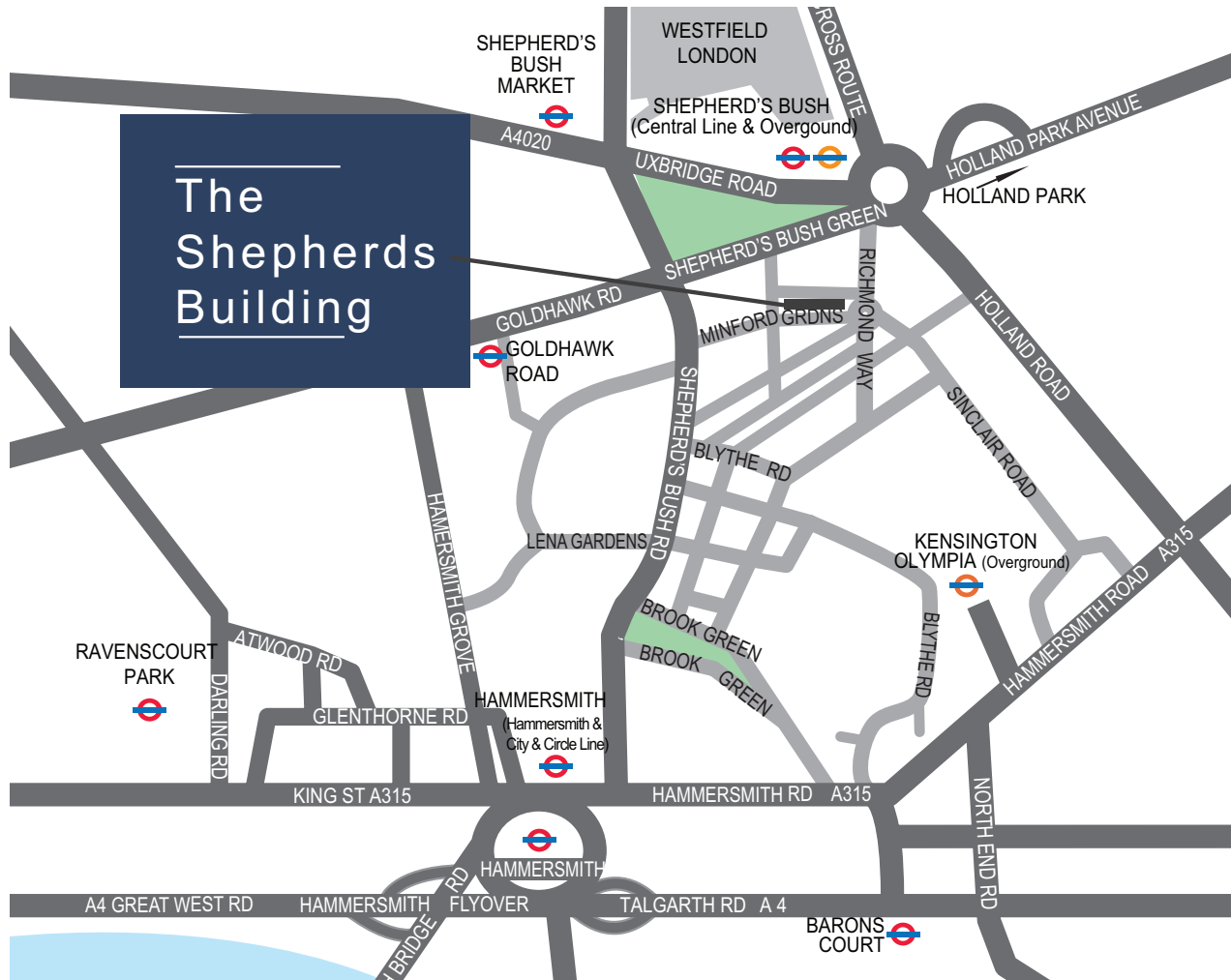
BUILDING OCCUPIERS

Endemol, Tiger Aspect, Crow TV, Talent4 Media, Air Artists Agency, Blueberry Creatives, Fox International Channels, Union Square Music, popchips, The Fresh Past Company Ltd and Gü.

LOCAL OCCUPIERS

BBC, Net a Porter, Col Art Group, Talk Talk, Monsoon Accessorize, Mulbury, Mario Testino, Stella McCartney, Cath Kidston, Distiller Records, Live Nation, Charlotte Olympia, Loaf, Five Guys, Royal College of Art, ITV, OneWeb and Alice Temperley

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Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure July 2021

VIEWING

By appointment with joint sole agents:

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