



BULWER YARD STUDIO

27 Bulwer Street
London W12 8AR

TO LET

Office in Shepherds Bush

1,350 sq ft Available



LOCATION

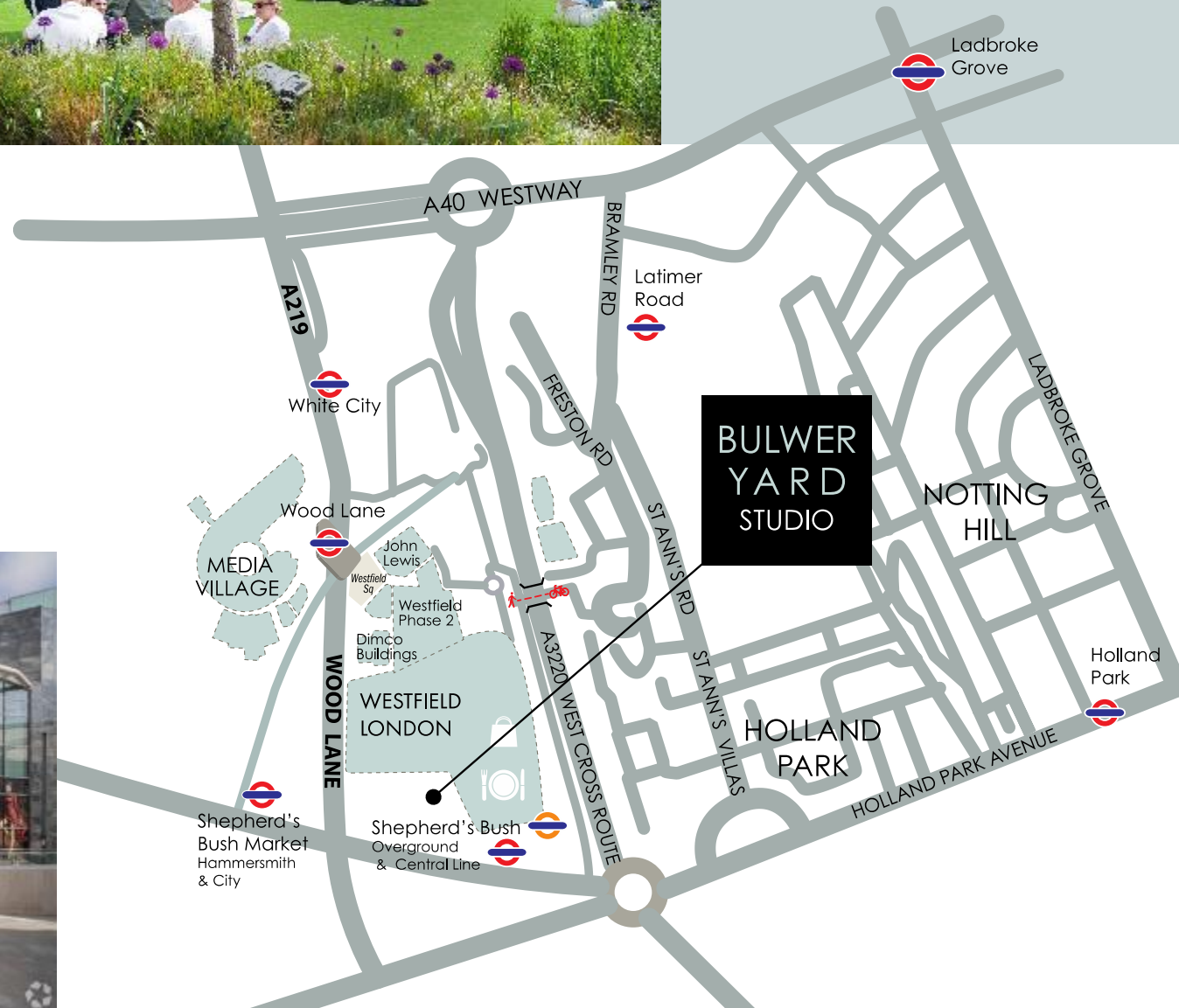
The area is surrounded by a number of amenities including Westfield Shopping centre which is a 7 minute walk from the property.



Relay Square at Westfield.

TRANSPORT LINKS

- Shepherds Bush Market Underground**..... 2 minute walk
(Hammersmith & City Line)
- Shepherds Bush Underground** 7 minute walk
(Central Line)
- Shepherds Bush Overground** 7 minute walk
(Connections to Clapham Junction to the south and Wilsden Junction to the north).



THE BUILDING

The building was designed and built by Adams+Collingwood Architects who currently occupy part of the space. It is now home to a number of different creative occupiers including, interior designers, artists and other architects.

The L shaped building provides open plan studios with high ceilings. The exterior of the building is finished with recycled blue glass which pays homage to 18th century façade in Prague.

The studios were previously used in the preparation of Ewan McGregor and Charley Booman's 2004 TV show "Long Way Round".

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

SPECIFICATION

- Newly refurbished
- 24-hour access
- Shared WCs
- Shower facilities.
- Air-conditioning
- Lift access
- Bike racks

ACCOMODATION

There is flexible amount of space in the building of

Ground and First floor West – 777 sq ft

First Floor North – 577 sq ft

RENT

On application

SERVICE CHARGE

Approximately £6.86 per sq.ft.

RATES

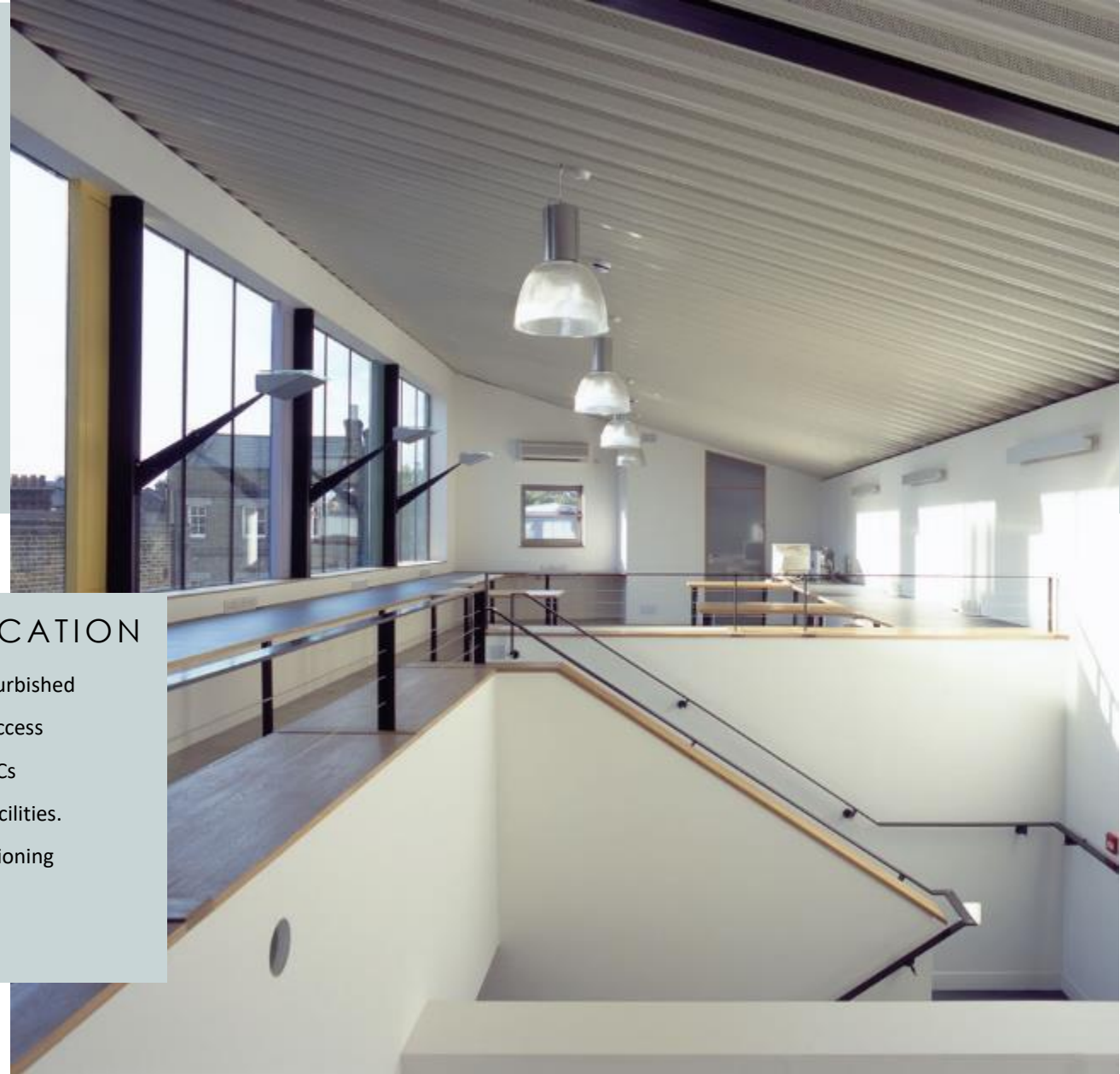
£15.55 per sq ft approx. (2023/24) to be confirmed with local authority.

TERMS

Available on a new lease on terms to be agreed

EPC

To be assessed



CONTACT

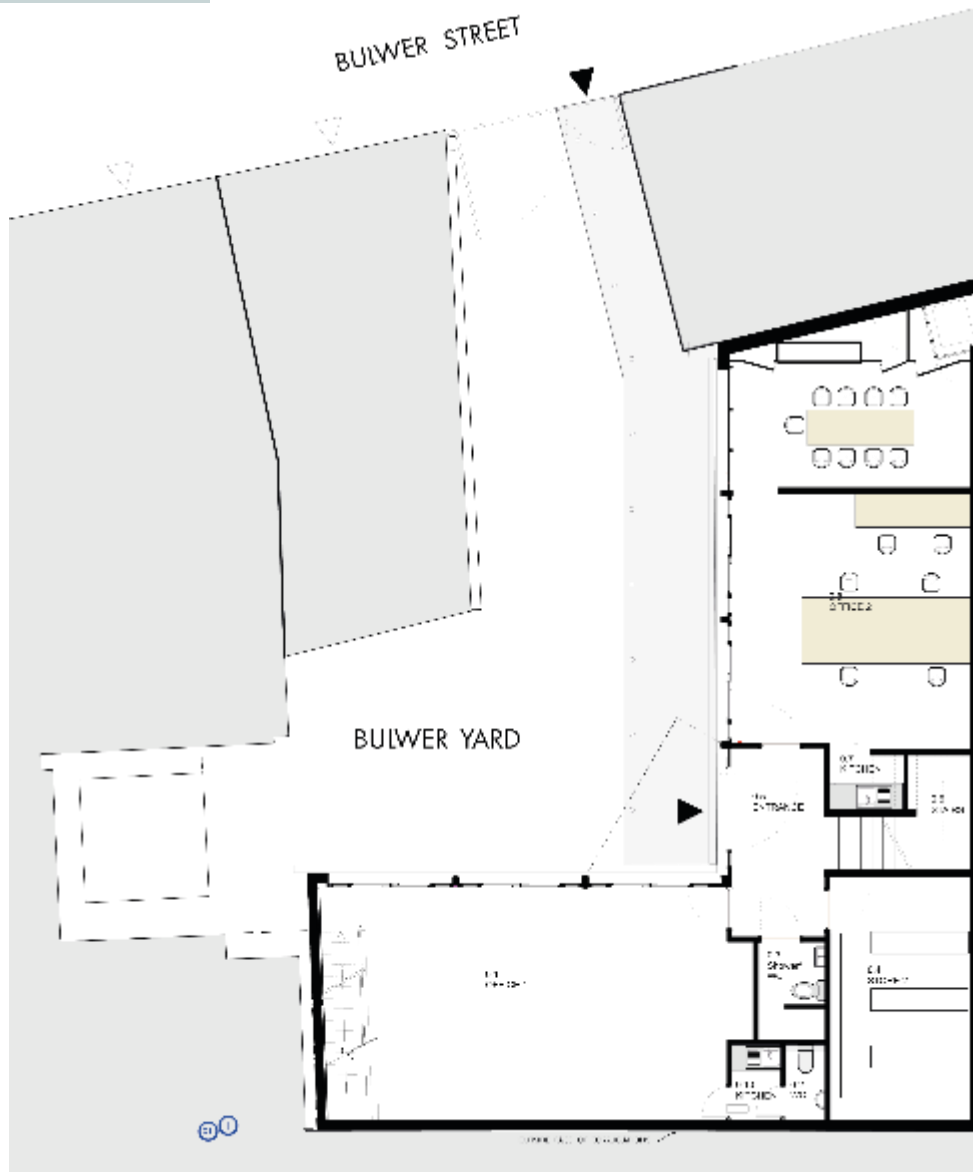
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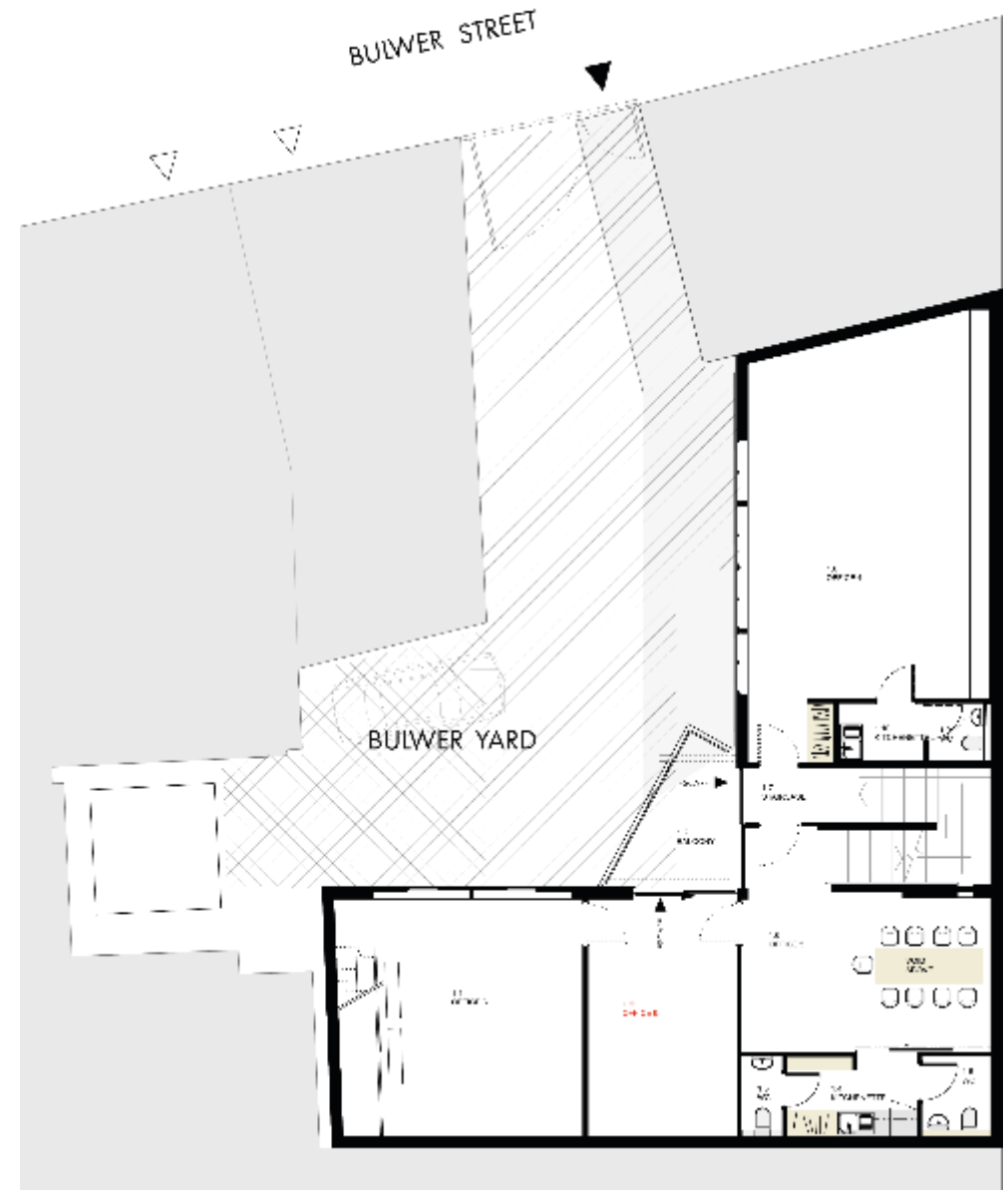
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PLANS



GROUND FLOOR



1ST FLOOR

Plans are indicative to building layout.