



THE GLASSHOUSE

49a  
Goldhawk Road

TO LET

400 - 850 sq ft

Studios offices

The Glasshouse  
49a GOLDHAWK ROAD  
Shepherds Bush W12 8QP



Unit 3 Meeting Room



Unit 3 Office

## DESCRIPTION

First and third floor office space available with a contemporary design and good natural light. There are WCs on every floor and a balcony on the fourth floor. The property is accessed by a gated mews off the main road with a parking and delivery area.



Unit 3 Office

## LOCATION

The property is a 1-minute walk from Goldhawk Road underground station (Circle and Hammersmith & City lines) and an 8 minute walk from Shepherd's Bush underground station (central line). The area is a mix of shops and restaurants and is close to Westway and the Great West Road to access the M25. Shepherd's Bush market is a 5 minute walk away and Westfield is within a 15 minute walk.





Unit 11 Office



Unit 11 Kitchen

## RENT

Please see accommodation table below.

## TERMS

A new lease from the freeholder with terms to be agreed.

## SERVICE CHARGE

£8.80

## RATES

£11.50 (to be confirmed through local authority).

## EPC

Rated C



Unit 11 Office

## AMENITIES

- Fitted with modern furniture.
- Carpeted floors.
- WCs on all floors.
- Fitted kitchen and A/C (unit 11).
- Close proximity to underground stations

## ACCOMODATION

FLOOR / UNIT	sq ft	sq m	RENT (per annum)
1 <sup>st</sup> / Unit 3	450	41.8	£13,500
3 <sup>rd</sup> / Unit 8	400	37.2	£12,500

FOR FURTHER INFORMATION PLEASE CONTACT SOLE AGENTS

Jack Realey

[jrealey@frostmeadowcroft.com](mailto:jrealey@frostmeadowcroft.com)

Giles Harker

[gharker@frostmeadowcroft.com](mailto:gharker@frostmeadowcroft.com)

020 8748 1200



**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 May 2021