

15

CAMBRIDGE COURT

210 Shepherds Bush Road
Hammersmith W6 7NJ

HAMMERSMITH OFFICE INVESTMENT FOR SALE

FREEHOLD Self-contained
office investment in the
centre of Hammersmith
well let to MFG Services Ltd
until 2027





15 CAMBRIDGE COURT

OCCUPIERS

High profile neighbours include:

- | | | |
|----------------------|---------------------|-----------------------|
| 1) WeWork | 2) L'Oreal | 3) Walt Disney |
| 4) UKTV | 5) Victoria Beckham | 6) Hyperoptic |
| 7) Charlotte Tilbury | 8) GE | 9) Immediate Media Co |

LOCATION

The building is located within Cambridge Court, which fronts Shepherds Bush Road, just 2 minutes walk from Hammersmith Broadway. Brook Green is widely regarded as one of the most attractive and desirable residential locations within the Borough and is home to St Paul's Girls School. The area is served by a number of popular restaurants, together with shopping and banking facilities at Hammersmith Broadway and King Street.

The Piccadilly and District Underground lines run behind the property leading to Hammersmith Broadway Underground station to the east (a 2 minute walk). Also at Hammersmith are the Hammersmith & City Lines which provide access across West London to Paddington, the bus station and access to the A4/M4 for central London to the east and Heathrow and the M25 to the west.





Courtyard entrance & rear of property



Courtyard

ACCOMMODATION

FLOOR	SIZE SQ FT	SIZE SQ M
Third floor	1,229 sq ft	114 sq m
Second floor	1,343 sq ft	125 sq m
First floor	550 sq ft	51 sq m
Ground Floor	493 sq ft	46 sq m
TOTAL	3,616 sq ft	336 sq m

DESCRIPTION

The property is arranged over ground and 3 upper floors to comprise a self-contained office building. It benefits from an internal passenger lift, balcony/terrace on the first floor and one parking space within the courtyard area to the rear.

TENANCY

The property is let in its entirety to MFG Services Ltd trading as MFG Solicitors, for a term of 10 years from 24th March 2017 at a current rent of **£124,110 per annum exclusive**. The passing rent equates to £34.32 per sq ft exclusive and there is an off market rent review on the 24th of March 2025. The lease is excluded from the Landlord Act 1954.

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 April 2023

TENURE

Freehold

GUIDE PRICE

Offers in excess of £1.85 million
A net initial yield after purchasing cost of approximately 6.35%

RATES

£48,384 per annum approximately
(Rateable Value £94,500)

EPC

Rated D

LEGAL COSTS

each party to bear their own legal costs

CONTACT

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