

W6 BARREL YARD

NEW COURT YARD OFFICES

For Sale or To Let

3,342 sq ft

Barrel Yard, Vinery Way,
Brackenhurst, London W6 0LQ
barrelyard.co.uk





Barrel Yard offers an excellent opportunity to enjoy and create work within a private gated commercial community.

Ideally located in the heart of vibrant west London in Hammersmith via Chiswick to the west and Shepherd's Bush to the north. Barrel Yard is situated, whether by road, bike, bus or tube, with easy access to the underground network and main motorway routes in central London.





Tailored for your needs

At Barrel Yard, occupiers can create their own working environment fitted with new lighting, cooling and exposed services.

- Immediate internet connectivity via Fusion Voice & Data
- Range of units from 1,269 sq ft to 3,342 sq ft
- For Sale or To Let
- Make your office your own, custom space
- Smart buildings
- Security and concierge
- Courtyard creative community
- On site bike and car parking by arrangement



Specifications

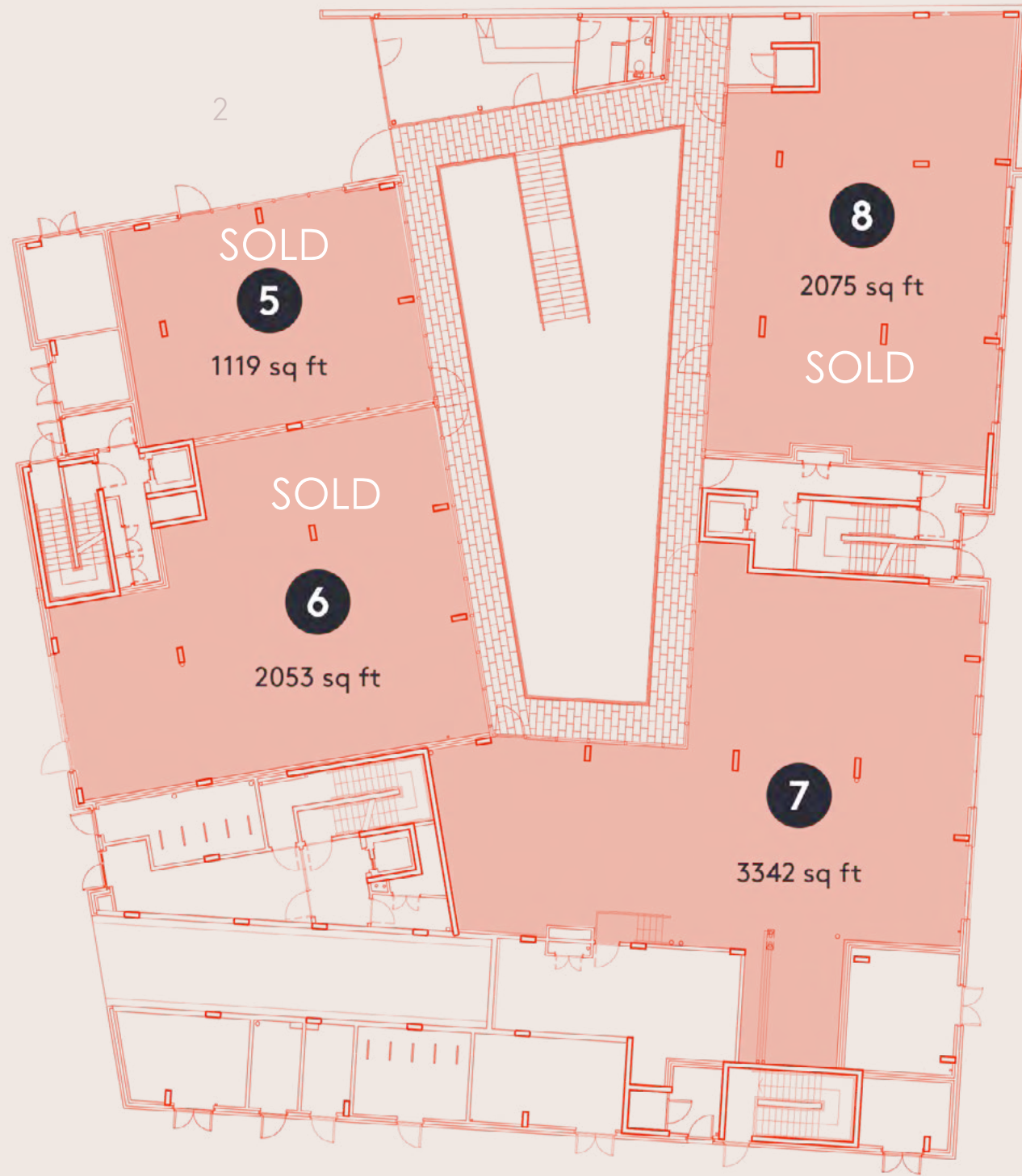
- Ability to link units
- Private WC and shower facilities
- Exposed ceilings and services
- Metal full access raised floors
- Landscaped courtyard
- LED lighting
- Air conditioning
- DDA lift access
- Security control and concierge

The Courtyard

OFFICE	SIZE SQ FT*	SIZE SQ M*	
1	2,195 sq ft	203.9 sq m	LET
2	1,865 sq ft	173.2 sq m	LET
3	2,624 sq ft	243.7 sq m	SOLD
4	1,269 sq ft	117.8 sq m	LET

* Gross internal area based upon shell and core layout. Units may be combined.





The Gallery

OFFICE	SIZE SQ FT*	SIZE SQ M*
5	SOLD	
6	SOLD	
7	3,342 sq ft	310.5 sq m
8	SOLD	

* Gross internal area based upon shell and core layout. Units may be combined.

THE LOCATION

LOCAL RETAIL

The Ginger Pig, Butcher, Askew Road
Co-op, Seven Stars
Shepherd's Bush Market, Goldhawk Road
Sainsbury's, Goldhawk Road
Westfield London, Shepherd's Bush

PUBS/CAFES/DELIS

Laveli Bakery, Askew Road
Swallow Coffee Shop, Goldhawk Road
The Oak W12, Gastro pub, Seven Stars
Fait Maison Café, Seven Stars
Brackenbury Wine Rooms, Hammersmith Grove
The Andover Arms, Aldensley Road
The Angelsea Arms, Wingate Road
Brackebury Deli, Brackenbury Road

LEISURE

O2 Shepherd's Bush Empire, Shepherd's Bush Green
Eventim Apollo, Hammersmith
Bush Theatre, Uxbridge Road
Lyric Theatre, Lyric Square
Ravenswall, Ravenscourt Park tube
Fitness First, Hammersmith Grove
Boom Cycle, Hammersmith Grove
Gymbox, Westfield
The Hogarth Club, Airedale Avenue
Roger Gracie Academy, Glenthorne Road
F45 Ravenscourt Park, King Street
Vue Cinema, Shepherd's Bush and Westfield

TRANSPORT

- 🚇 Goldhawk Road, Hammersmith & City/Circle
- 🚇 Shepherd's Bush Market, Hammersmith & City/Circle
- 🚇 Ravenscourt Park, District
- 🚇 Hammersmith, Picadilly/Hammersmith & City/Circle
- 🚇 Shepherd's Bush, Central
- 🚇 Stamford Brook, District
- 🚇 Turnham Green, District



The Neighborhood

1. Thames Path
2. Boom Cycle
3. Laveli Bakery
4. Dorset Hotel
5. Ravenscourt Park
6. Westfield Centre
7. Lyric Square Food Market

1.



2.



3.



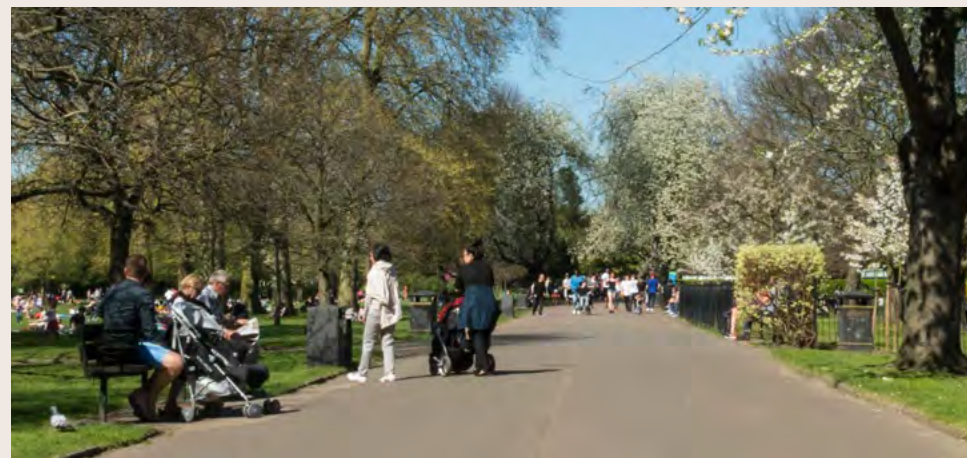
4.



6.



5.



7.



**For Sale on 999 years leases or To Let.
Further information from agents below
EPC C 66**

www.barrelyard.co.uk



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