

# 12 WELLESLEY AVENUE

Ravenscourt Park  
Hammersmith  
W6 0UP



*Image CGI of planned scheme*

## PRE-LET OPPORTUNITY 13,000 sq ft

SELF CONTAINED E CLASS BUILDING TO LET

- Opposite Ravenscourt Park
- Office, Education & Medical uses
- Outside Space & Secure Bike Storage

# LOCATION

The property is situated fronting Wellesley Avenue, close to the junction with Padenswick Road in Ravenscourt Park W6. The area is predominantly residential, however, the subject property is adjacent to the Curtis Building, previously the Curtis Shoes warehouse in the 1930's.

## COMMUNICATIONS

There are excellent transport links locally: Ravenscourt Park underground station (District line) is 0.3 miles and a 5 minute walk. Hammersmith Broadway underground stations (District, Piccadilly, Hammersmith & City lines) is 0.7 miles from Wellesley Avenue Providing access to Green Park in 14 minutes.

## DIRECTORY

- 1. The Stonemason Arms
- 2. Kings Mall Shopping Centre
- 3. Lyric Theatre
- 4. Post Office
- 5. Town Hall
- 6. Broadway Shopping Centre
- 7. Eventim Apollo
- 8. Riverside Pubs
- 9. The Dove
- 10. Corinthians Sailing Club
- 11. The River Café
- 12. Thatched House Pub
- 13. Novotel





*Existing building*

## DESCRIPTION

The property, formally the Nicholas Mee & Co Aston Martin Garage has planning for conversion into a self-contained E class building. It is to be arranged over lower ground, ground and first floors to comprise approximately 13,000 sq ft at net internal sq ft. It will benefit from outside space and secure bicycle storage on the lower ground floor.

## RENT

£50 per sq ft exclusive

## RATES

To be confirmed with local authority.

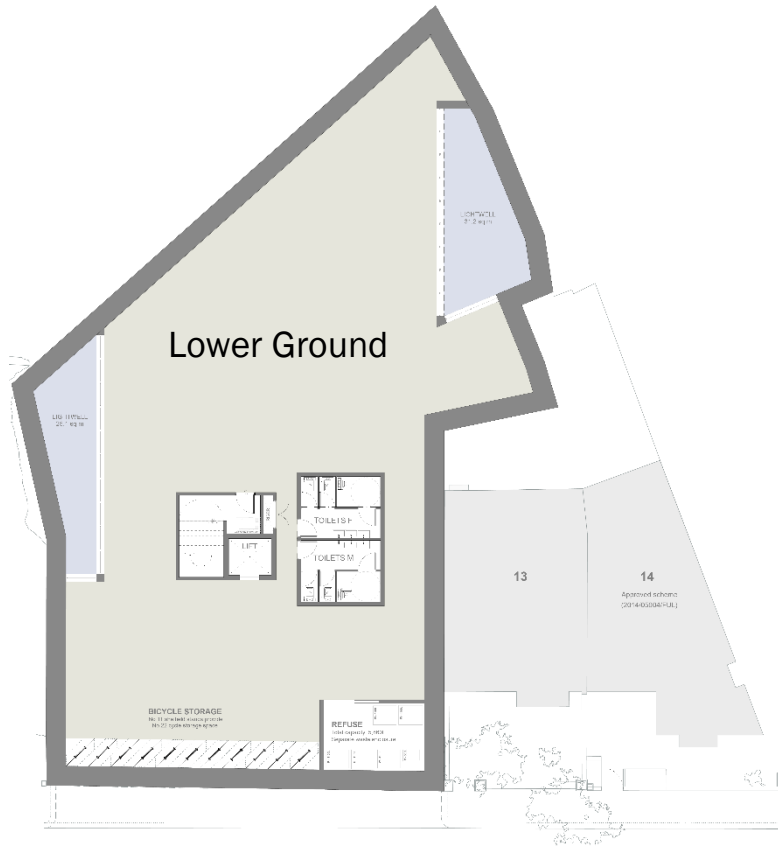
## EPC

To be assessed

# ACCOMMODATION

FLOOR	SIZE NIA SQ M	SIZE NIA SQ FT	SIZE GIA SQ M	SIZE NIA SQ FT
Lower Ground	422	4,542	532	5,726
Ground	447	4,812	500	5,382
First	327	3,520	373	4,015
<b>TOTAL</b>	<b>1,196</b>	<b>12,874</b>	<b>1,405</b>	<b>15,123</b>

**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 date Oct. 2023



## CONTACT

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