



## Northfield Road, W13 9QP

**£40,000 Per Annum**



A brand new and versatile commercial unit arranged over the ground floor, ideally positioned on a prominent stretch of Northfields Avenue, offering excellent visibility and footfall in a thriving West London location.

Extending to approximately 975 sq ft, the space is presented in shell and core condition, providing an excellent opportunity for incoming tenants to design and fit out the premises to suit a wide range of business uses (subject to the necessary consents). The unit benefits from a spacious open-plan layout with impressive floor-to-ceiling frontage, allowing for abundant natural light and strong street presence.

The property features a private outdoor garden area, an increasingly rare addition, offering further potential for use as seating, break-out space, or additional operational area depending on requirements.

- Brand new ground floor commercial unit in a prime Northfields Avenue location
- Shell and core condition, ready for bespoke fit-out
- Strong visibility and high footfall area
- Suitable for a variety of business uses (subject to consent)
- Approx. 975 sq ft of flexible open-plan space
- Large floor-to-ceiling frontage providing excellent natural light
- Private rear garden offering additional usable space
- Close to Northfields Station with excellent transport links

