



Unit 1

1A Stronsa Road, Shepherd's Bush, London, W12 9LB

Delightful studio premises in W12.

1,000 sq ft
(92.90 sq m)

- Abundance of natural light.
- Exceptionally fitted out.
- Suitable to a variety of occupiers.
- Gated entrance.
- Available immediately.

Unit 1, 1A Stronsa Road, Shepherd's Bush, London, W12 9LB

Summary

Available Size	1,000 sq ft
Rent	£37,500 per annum
Business Rates	Upon Enquiry
EPC Rating	D (94)

Description

Set on the quiet streets surrounding Wendell Park, 1a Stronsa Road offers an unparalleled and unique opportunity to set up in a characterful and supremely well-equipped Use Class E space. Offering in excess of 1,000 sq ft of floorspace, the property entrance leads into a delightful kitchen with a breakout/dining area. Through from this is a private meeting room and well equipped bathroom but the other way leads through the an exceedingly light and open space that is unseen within a W12 postcode.

All facilities are in place and having seen years of successful operation, the current tenant has opted to move on to allow this opportunity to pass to the next fortunate occupier. 1a Stronsa Road is a picture-perfect property with a particular lack of availability, such a property is unlikely to come to the market in the near future.

Location

This property is extremely well connected and whilst set on a quiet, private road, Askew Road is within a 5 minute walk from the property providing all the necessary retailers. Surrounded by a large number of residential dwellings, home to a particularly affluent clientele, this opportunity allows a new tenant to establish a presence in a well-respected postcode amongst a diverse local community eager to support local business.

Connections to transport are widespread with Stamford Brook (District Line) within a 10 minute walk and extensive bus links in the immediate surroundings providing seamless connections to the City, West End and further East & West London locations. We have also been advised there a numerous parking options in the immediate vicinity.

Terms

Rent: £37,500 per annum.

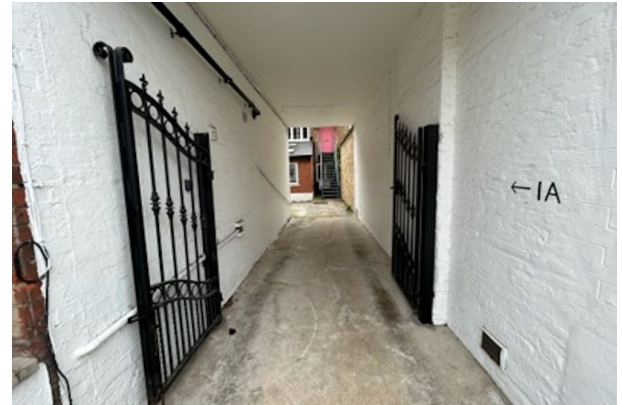
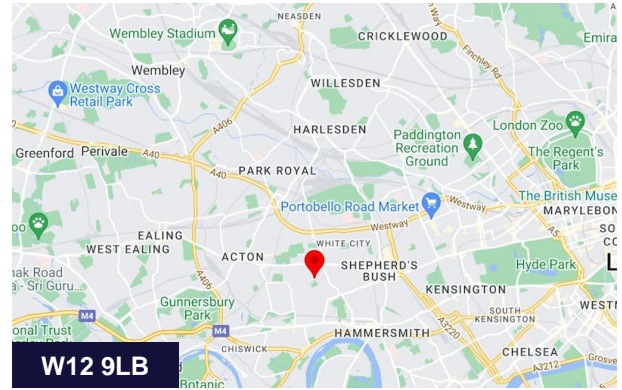
Rateable Value: £7,800.

Rates Payable: c.£3,900 per annum.

Possession: Full vacant possession immediately upon completion of legal formalities.

Lease Terms: Flexible.

Legal Costs: Each party is to bear their own legal costs.



Viewing & Further Information



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