



210 Shepherds Bush Road

Hammersmith, London, W6 7NJ

**For Sale – Freehold E-Class
office building suitable for
owner occupies in W6.**

3,694 sq ft
(343.18 sq m)

- Substantial Freehold.
- Bright and airy office spaces.
- Superior West London location.
- On site secure parking.
- Attractive Capital Value @ £372/p/sf.
- Full Vacant Possession.

210 Shepherd's Bush Road, Hammersmith, London, W6 7NJ

Summary

| | |
|-----------------------|--------------|
| Available Size | 3,694 sq ft |
| Price | £1,375,000 |
| Business Rates | Upon Enquiry |
| EPC Rating | Upon Enquiry |

Description

This substantial four-story property is situated within a gated complex and forms part of a charming 1980s courtyard office development. The self-contained offices feature two entrances and are arranged across the ground, first, second, third, and fourth floors, offering demised WCs on each level (except the loft) and existing kitchenette facilities. The office suites benefit from exceptional levels of natural light and are presently arranged in an open-plan layout. The offices also benefit from attractive views over leafy school playing fields.

With gas-fired central heating, air-conditioning, a fire alarm system, and perimeter trunking, the premises provide exceptional amenities. Additionally, the office benefits from two ground-level car parking spaces outside the rear entrance door, one within the gated mews and one on the street side, the offices also benefit from a rare and sunny, west-facing balcony on the third floor.

Location

210 Shepherd's Bush Road is a prime Freehold commercial space located in one of West London's most dynamic and exciting neighbourhoods, and its prominent position provides excellent visibility to both pedestrians and passing traffic.

Transport links to the area are exceptional, with Shepherd's Bush station just a few minutes' walk away, providing access to the Piccadilly Line, Overground, and National Rail services. The nearby A40 and M4 motorways make it easy to access Heathrow Airport (35 minutes) and other parts of the UK, making it an ideal location for businesses with a national or international reach.

TERMS

Rateable Value: £68,750 (We strongly advise purchasers to verify this with the local authority: LBHF).

Tenure: Freehold.

VAT: Not Applicable.

The property provides the following approximate Gross Internal Areas:

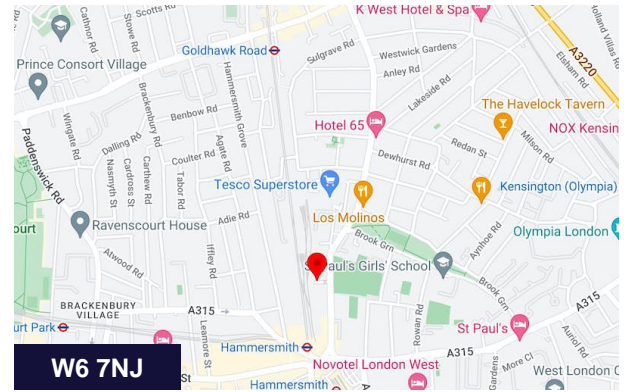
Commercial - Commercial: 3,694 Sq Ft / 343.2 Sq M.

Local Authority: London Borough of Hammersmith and Fulham.

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

Viewings: Strictly by appointment with Sole Agents Winkworth Commercial.

Proposal: A 'Guide Price' of £1,375,000 subject to contract, for the Freehold interest.



Viewing & Further Information



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Chris Ryan

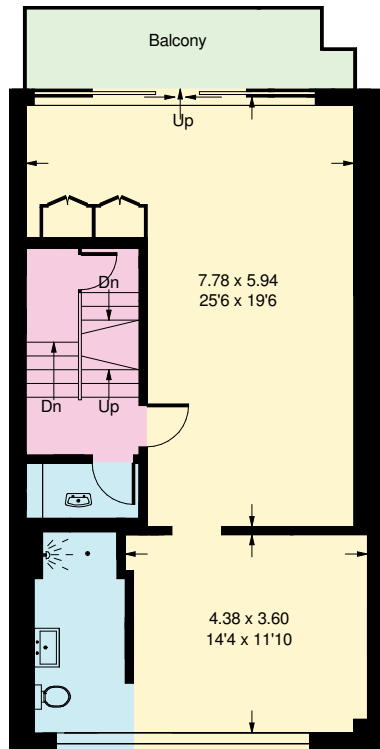
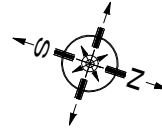
07385 413368 | 020 7355 0285

cryan@winkworth.co.uk

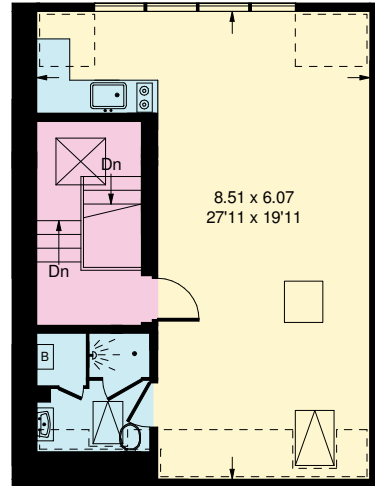
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Cambridge Court, W6

Approx. Gross Internal Area
343.2 sq m / 3694 sq ft

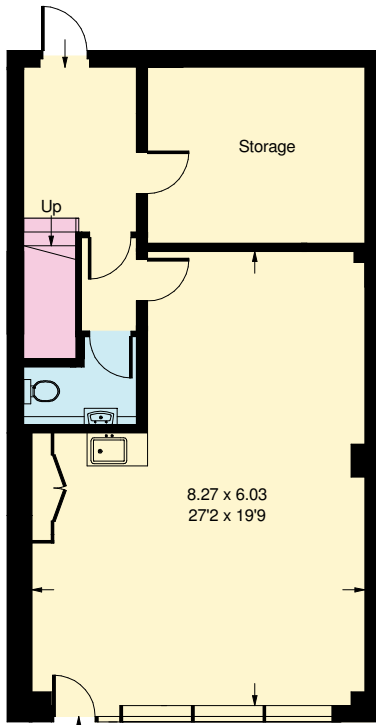


Third Floor

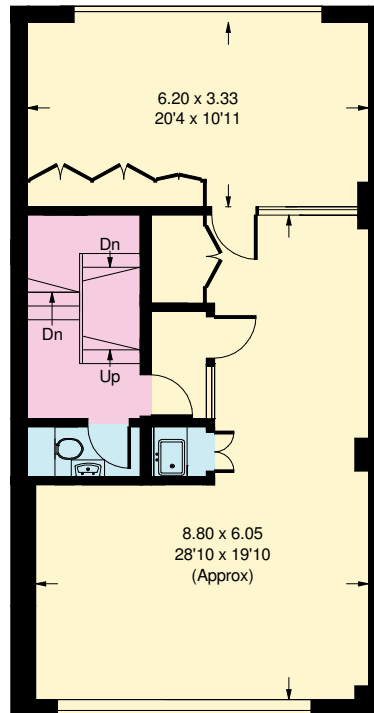


Fourth Floor

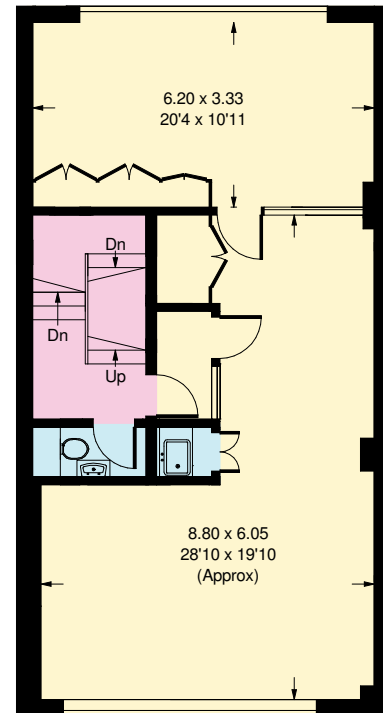
- Reduced headroom
below 1.5 m / 5'0"



Ground Floor



First Floor



Second Floor