

TELEPHONE

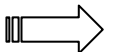
020 8995 5678**VERY WELL PRESENTED - SELF CONTAINED OFFICE SUITE****OFFICE** (B1 Use) **255 sq. ft.** (23.69m²)**10B GOLDHAWK MEWS**
SHEPHERDS BUSH
London, W12 8PA**TO LET – New Lease****LOCATION:**

Goldhawk Mews is situated just off Goldhawk Road (between St. Stephens Avenue & Devonport Road) which runs between King Street / Chiswick High Road and Shepherds Bush. The office is accessed from St. Stephens Avenue. Close to Goldhawk Road, Shepherds Bush & Ravenscourt Park (Hammersmith & City, Central and District Lines) underground stations. Convenient for local shopping along Goldhawk Road and Westfield Shopping Centre. This location provides easy road access into and out of Central London via A4/M4 and A40 / M40. 'Pay & Display' and Business Permit parking bays outside and close-by.

ACCOMMODATION: The accommodation comprising a **self contained (B1-Use) GROUND FLOOR OFFICE**, approximate floor area as follows:

OFFICE **255 sq. ft.** (23.69m²)

Plus: W.C./Washroom



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FEATURES: POPULAR ATTRACTIVE MEWS * SELF-CONTAINED OFFICE SUITE (B1 Use) * VERY CONVENIENT LOCATION, close to public transport * RECENTLY REDECORATED AND CARPETED THROUGHOUT * GOOD NATURAL LIGHT * DOUBLE GLAZED * GAS CENTRAL HEATING * ALARMED AND FITTED WITH ELECTRIC WINDOW SHUTTERS * Sole Agent – MJFINN Commercial



TERMS

LEASE: NEW full repairing & insuring lease, for a minimum term of 3 years (longer subject to periodic rent reviews), the lease to be held outside the Compensation & Protection Provisions of the Landlord & Tenant Act (1954) Part II.

RENT: **£10,400** per annum, **inclusive** of 'Rent', electricity, heating, lighting, water, cleaning & property insurance.

RATES: Please contact the London Borough of Hammersmith & Fulham on 020 8600 7777.

EPC: Available on request.

LEGAL COSTS: The tenant to contribute £750 plus V.A.T. towards the Lessor's legal costs in this transaction.

POSSESSION: Immediately upon completion of legal formalities.

VIEWING: Strictly by appointment through Lessor's sole agent:

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Subject to Contract

(01/2k10)