

TO LET

SELF-CONTAINED OFFICE WITH OWN FRONT DOOR

MJFINN
COMMERCIAL

020-8995 5678



10B GOLDHAWK MEWS, SHEPHERDS BUSH W12 8PA

225 sq.ft. (21 sq.m.)

Description: The accommodation comprising a self-contained (B1-Use) FIRST FLOOR OFFICE with the benefit of its own front door. Totalling 225 sq. ft. plus with kitchenette & W.C./Washroom.

Location: Goldhawk Mews is situated just off Goldhawk Road (A402) [between St. Stephens Avenue & Devonport Road] which runs between King Street / Chiswick High Road (A315) and Shepherds Bush. The office is accessed from St. Stephens Avenue. Close to Goldhawk Road, Shepherds Bush & Ravenscourt Park (Hammersmith & City, Circle, Central, District Lines and London Overground) TfL stations. Convenient for local shopping and amenities along Goldhawk Road and Westfield London. This location provides easy road access into and out of Central London via A4/M4 and A40/M40. Convenient for 'Pay & Display/Ringo' and Business Permit parking.

www.mjfinncommercial.co.uk

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The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

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Features:

- Well presented
- Self-contained first floor office
- Private entrance
- Very good natural light
- Double glazed
- Gas CH
- Kitchenette & WC/Washroom
- Alarmed
- Convenient location
- Flexible terms



Terms:

Our Client will grant a new, virtually 'INCLUSIVE' LICENCE for a term of 12 MONTHS. Licence fee paid monthly in advance. Deposit equivalent to 2 months' Licence Fee will be held for the term of the Licence.

Rolling mutual break clause from the anniversary of the sixth month; subject to 60 days prior written notice following the anniversary of the sixth month.



Area:

225 sq. ft. (21 sq. m.)

Rent:

£7,875 p.a.x.

Service Charge:

£30.00/sq.ft.

Rates:

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

We are advised that the Rateable Value for the office is £5,900 (2019/2020) – full exemption available for small businesses.



EPC:

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VAT:

VAT is not applicable.

Legal Costs:

Licensee to pay £300 plus V.A.T. for the preparation of the Licence Agreement.

Possession:

Immediately.

Viewing:

Strictly by appointment only.

Contact:

Dee Hurley
020 8995 5678
info@mjfinncommercial.co.uk



Subject to Contract: Oct-20