

# TO LET

SELF-CONTAINED OFFICE WITH OWN FRONT DOOR

**MJFINN**  
COMMERCIAL

020-8995 5678



## 10A 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](http://www.mjfinncommercial.co.uk)

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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
- Rent + inclusive service charge
- Flexible terms



## Terms:

Our Client will grant a new LICENCE for a term of 12 MONTHS. Licence fee and service charge 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. inclusive of: electricity, heating, lighting, water, cleaning & property insurance.

## Rates:

London Borough of Hammersmith & Fulham on 020 8600 7777. We are advised that the Rateable Value for the office is £5,900 (2021/22) – full exemption available for small businesses.



## EPC:

C (67)

## 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.  
**Important note:** all viewing attendees must be wearing a face mask to enter the property.

## Contact:

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



Subject to Contract: Apr-21