

SHEPHERD'S BUSH

Stanlake Mews, Stanlake Villas, London W12 7HS

mre McMULLEN
REAL ESTATE

- PRIME WEST LONDON LOCATION
- EXCELLENT TRANSPORT LINKS
- AVAILABLE ON ASSIGNMENT



LOCATION

The subject property is located in a secluded mews off Stanlake Villas and benefits from excellent access to transport links including Shepherd's Bush, Goldhawk and Shepherd's Bush Market station.

ACCOMODATION

The property comprises offices, trade counter and warehouse space over ground and first floors providing the approximate floor areas:

	SQ FT	SQ M
Ground Floor Warehouse	3,970	368.8
Ground Floor Offices (inc. Trade Counter) and Ancillary	2,015	187.1
First Floor Warehouse	3,519	326.9
First Floor Offices and Ancillary	1,151	106.9
TOTAL	10,655	989.8

TENURE

The premises are available by way of assignment with the lease expiring December 2029.

USE

Planning permits the premises to be used for the repair, servicing and testing of photographic and projection equipment and the storage of these goods and their distribution. Other uses will be considered subject to planning.

RENT

£100,000 per annum exclusive of rates.

RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£113,000
UBR Rate (26/27)	£0.480p
Rates Payable	£54,240

Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.

TIMING

Available immediately.

ENERGY PERFORMANCE CERTIFICATE

EPC available upon request.

CONTACTS

Heather Bajade

M: 07708 899128

E: hbajade@mcmullenre.com

Lawrence Earnshaw

M: 07764 348688

E: learnshaw@mcmullenre.com

IMPORTANT NOTICE

McMullen Real Estate and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McMullen Real Estate have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by McMullen Real Estate

April 2026.

SHEPHERD'S BUSH

Stanlake Mews, Stanlake Villas, London W12 7HS

mre McMULLEN
REAL ESTATE

FLOORPLANS

*To be used for illustrative purposes only



LOCATION MAP

