

ASKEW CRESCENT

SHEPHERDS BUSH, W12 9DP

FOREST
REAL ESTATE

TO LET

1,576 SQ FT

**Modern Gated Office With Two Allocated
Parking Spaces**

Key Features

- Air Conditioning
- Wood Flooring
- WC and Shower
- Gated Estate
- Two Allocated Parking Spaces
- Spot Lighting
- Good Natural Light
- Available on a Sub Lease

**A1-A2 West 12 Studios, Askew Crescent
Shepherds Bush, W12 9DP**





Description

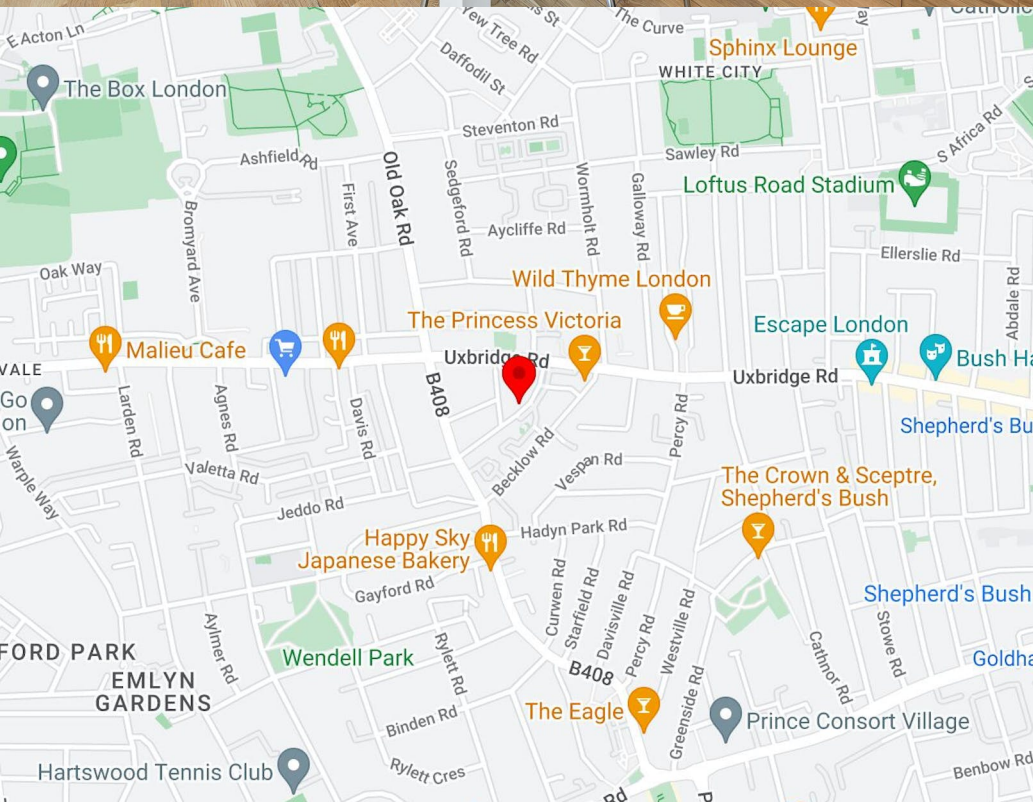
West 12 Studios is a secure courtyard development situated in Shepherds Bush.

Unit A1-A2 comprises a self-contained office spanning 1,576 ft² across the ground and mezzanine floors. Featuring contemporary design elements, this office includes glass-partitioned offices and partial ceiling heights reaching up to 4 meters.

The property benefits from Use Class E, making it suitable for a diverse range of businesses, such as health and medical services, as well as personal training studios.

Location

Shepherds Bush is an area of West London in the London Borough of Hammersmith & Fulham. West 12 Studios is located less than 1 mile from restaurants and cafe's of Shepherds Bush Green and Westfield Shopping Centre.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,024	95.13
Mezzanine	552	51.28
Total	1,576	146.41

Lease	Assignment
Rent	£36,000 per annum
Rates	£13,223.50 per annum
Service Charge	£1,500 per annum
VAT	Not applicable
EPC	C (75)

Contact

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F O R E S T
R E A L E S T A T E

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