



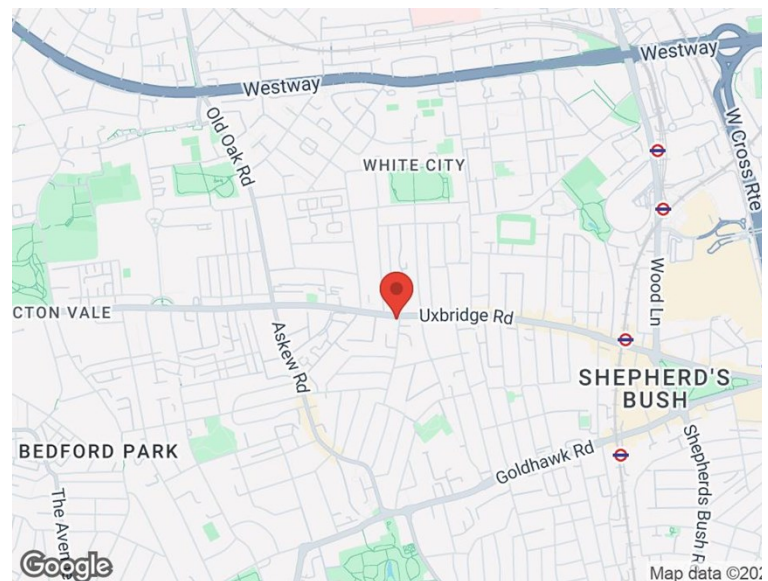
## 191a Uxbridge Road, London, W12 9RA

A SPLIT LEVEL STUDIO / OFFICE IN A SECURE GATED MEWS CLOSE TO THE WESTFIELD LEISURE COMPLEX

### TO LET

**Area: 894.00 FT<sup>2</sup> (83.06M<sup>2</sup>) Rent: £21,000 per annum, exclusive of VAT**

- Secure gated entrance
- Open plan studio / office area
- x2 open plan mezzanine areas
- Recessed spot lighting (limited areas)
- Double glazing
- Services introduced ready for fit out
- Shell & core





## 191a Uxbridge Road, London, W12 9RA

### LOCATION:

The premises form part of a parade of shops and uppers with a mews to the rear, which are situated on the southerly side of Uxbridge Road adjacent the westerly corner of the junction with Percy Road and opposite Thorpebank Road. Other local businesses include, Group B Electrical Wholesalers, Floor Masters, Jays Pharmacy, Co-Op Food, Intercontinental Foods, KFC, Little Napoli Pizza, Bush Pie & Mash, Chill N Grill, Wild Thyme Café, The Hawthorne, Proud Mary's Café, John Snow Newsagent, Nutcase Ltd and Mleczko Bakery & Deli. Additionally Shepherd's Bush Market and Westfield Leisure Complex are within a short walk. Public transport is accessed via Uxbridge Road (buses), Shepherd's Bush Market (Hammersmith & City line) and Shepherd's Bush Green (Central line & Overland Rail).

**LOCAL AUTHORITY:** Hammersmith & Fulham

### DESCRIPTION:

The premises are accessed via a secure gated mews, which runs directly off Uxbridge Road. The unit has its own private entrance which opens into a ground floor open plan studio / office area. Southerly facing windows light the space and there are stairs rising to the right of the unit providing access to front and rear mezzanine levels connected by a walkway that overlooks the ground floor. Shell and core with services fitted.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	492.00	45.71
1st Floor	402.00	37.35
<b>TOTAL</b>	<b>894.00FT<sup>2</sup></b>	<b>83.06M<sup>2</sup></b>

**FLOOR PLAN:** [Click Here](#)

### LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

**RENT:** £21,000.00

**RATES:** To be assessed.

**SERVICE CHARGE:** TBC

**POSSESSION:** Full vacant possession immediately on completion of legal formalities.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VAT:** Not elected for VAT.

**EPC:** Available upon request.

### CONTACT:

**Justin Knight MRICS**  
**Knight Commercial London**  
 07772 874 444  
 justin@knightcommerciallondon.co.uk

**Chris Nowlan**  
**Knight Commercial London**  
 07881 901 323  
 chris@knightcommerciallondon.co.uk