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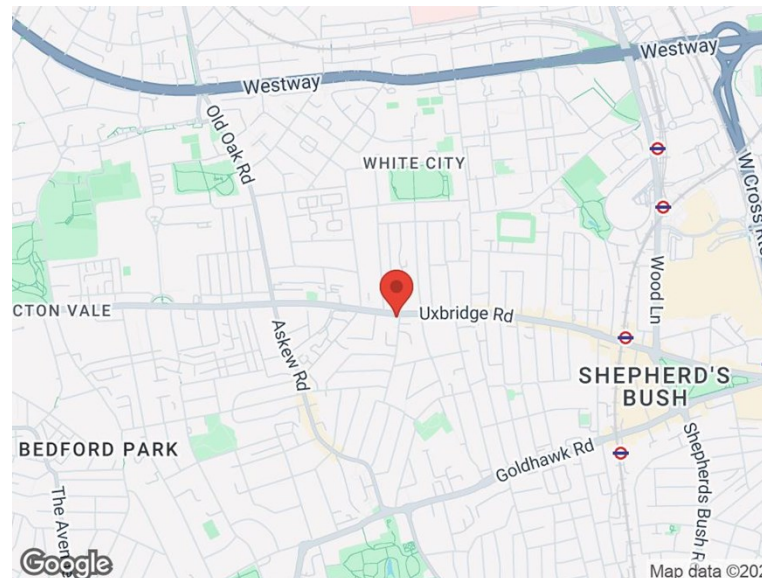


191a Uxbridge Road, London, W12 9RA

A BRIGHT 2ND FLOOR MEWS STUDIO IN THE HEART OF SHEPHERD'S BUSH
TO LET

Area: 1,117.00 FT² (103.77M²) Rent: £21,000 per annum, exclusive

- 24/7 access
- Secure gated mews
- Good natural light
- Open plan studio room
- W/C (to be installed)





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LOCATION:

The premises form part of gated mews, 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:

An open plan studio / office space, formed from the top floor of a 2 storey, white rendered, mews building. The premises are accessed via a gated mews, which leads to a communal hall and a sole access staircase, that rises to the studio / office. The open plan area has southerly facing, sliding floor to ceiling glazed panel doors and a pitched northerly facing roof line is punctuated by Velux windows. The premises is painted white throughout, with a sub-floor. Shell and core condition.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
2nd Floor Studio	931.00	86.49
Communal Sole Access Stairs	186.00	17.28
TOTAL	1,117.00FT²	103.77M²

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: TBC

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:

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