



The Westway Centre

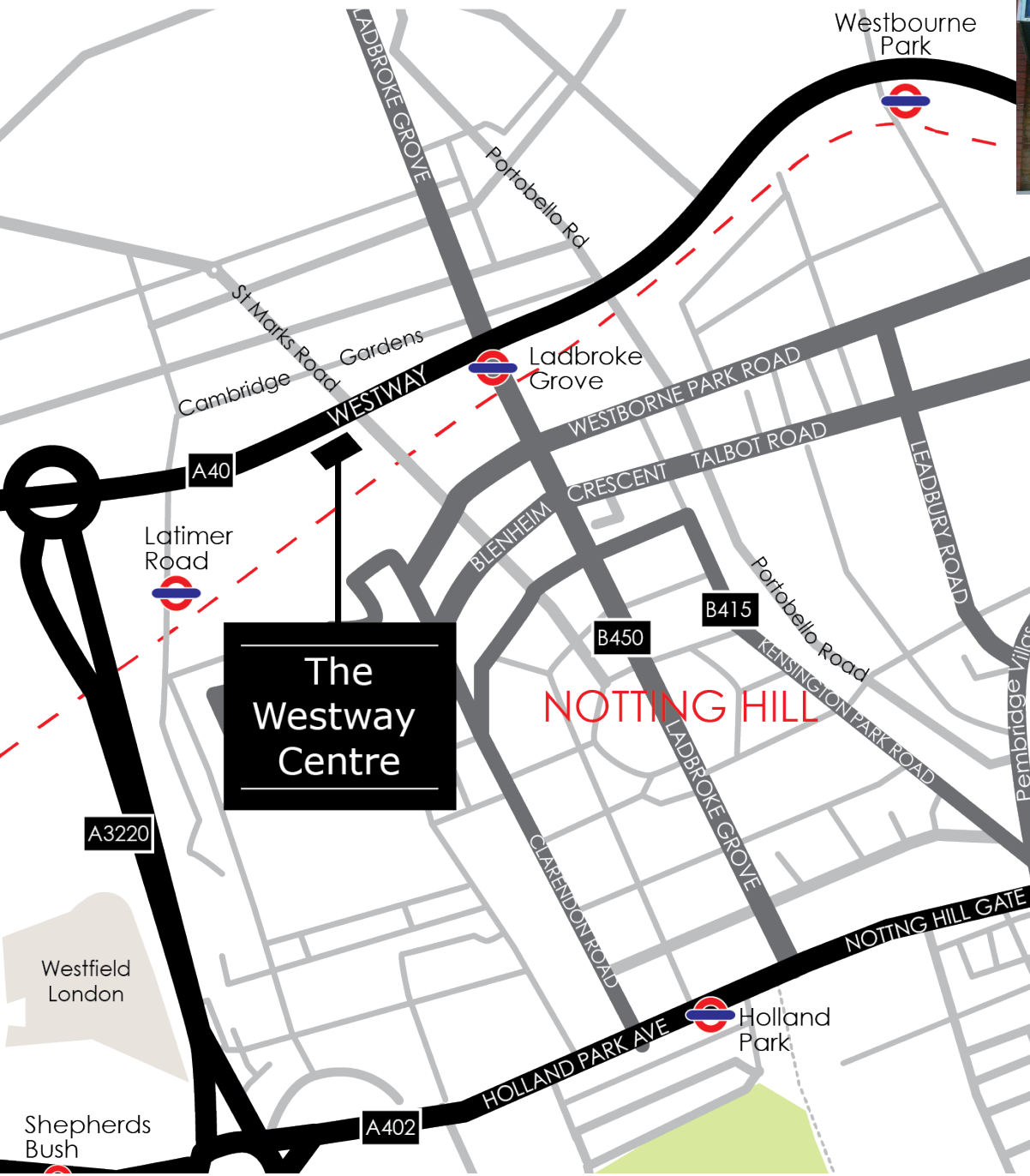
69 St Marks Road London
W10 6JG

UNITS 3 & 4

Two interconnecting business
units are available
together and separately
1,420 / 1,801 / 3,221 sq ft



LOCATION



The units are situated in a small commercial estate off Ladbroke Grove which is the main road running north from Holland Park. Ladbroke Grove (Hammersmith & City Line) Underground station is just a short walk away, with many bus routes, as are the extensive local amenities located at Ladbroke Grove.

TRANSPORT

Ladbroke Grove Station

Is a 5 min walk and 0.2 miles (Circle and Hammersmith & City Lines)

Lattimer Road Station

Is a 9 min walk and 0.4 miles (Circle and Hammersmith & City Lines)



DESCRIPTION

A rarely available opportunity to rent business premises in Ladbroke Grove. The Westway Centre is a popular location for small businesses needing to be close to central London but not wanting to be in the traditional industrial estates of Park Royal and further west London.

The units provide the flexibility of being used for B1 light industry, studio, storage and office based businesses with the benefit of on-site car parking.



Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

ACCOMMODATION

| FLOOR | UNIT 3 | | UNIT 4 | |
|----------------|----------------|---------------|-------------------|---------------|
| | SQ FT | SQ M | SQ FT | SQ M |
| GROUND | 947 | 87.98 | 946 | 88.01 |
| MEZZANINE | 473 | 43.98 | 835 | 77.67 |
| TOTAL | 1,420 | 131.96 | 1,801 | 165.58 |
| RENT PA | £39,050 | | £49,527.50 | |



TERMS

The properties can be let separately or together on flexible terms to be agreed directly with the landlord.

RENT

£27.50 per sq ft see table above for annual rent.

BUSINESS RATES

Payable by the tenant, please contact us for estimates on rates payable

EPC

Unit 3 - C rating

Unit 4 - C rating

CONTACTS

Tristan David
tdavid@frostmeadowcroft.com

Simon Kibble
skibble@frostmeadowcroft.com
www.frostmeadowcroft.com

frost
meadowcroft
020 8748 1200