

WHITE
CITY
LIVING

St James

Designed for life



RESTAURANT UNIT - EXTERIOR



OUTDOOR SEATING



5 ACRE PARK

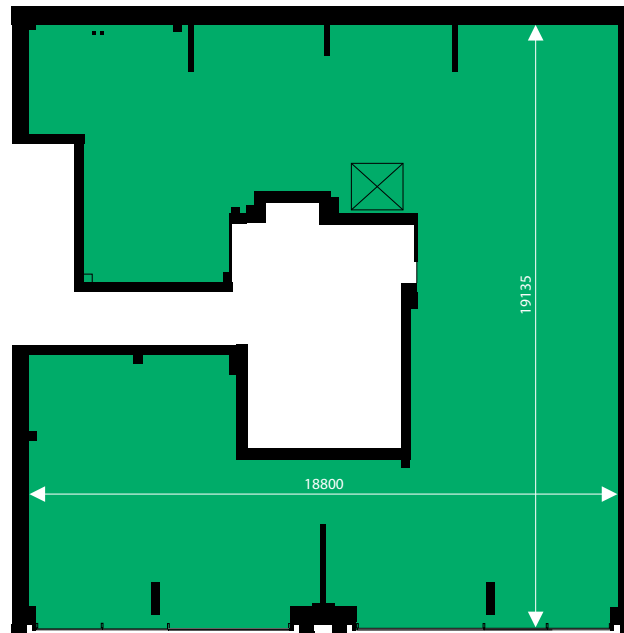
LOCATION

White City Living is situated in the new heart of West London and forms part of the 8 billion pound regeneration of White City. The scheme is immediately adjacent to the Television Centre and Europe's largest shopping centre - Westfield London, and is accessible from London's West End in just 14 minutes, with two underground stations (White City and Wood Lane) located at the entrance of the development. Surrounding occupiers include White City House, Cricket, Bluebird Café, Flying Horse Coffee, Homeslice, Prairie Fire and Dear Grace. The subject unit is situated in proximity to the scheme's main park opposite Wood Lane arches and south of the proposed Troubadour Theatre, which will have a total seated capacity of 3,000 people.

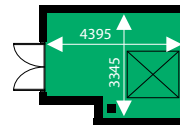
UNIT 2, RESTAURANT
GROUND AND BASEMENT
TOTAL: 3,153 SQ FT
W12 7NP

KEY FEATURES

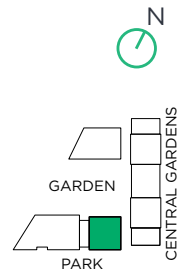
- Generous floor-to-ceiling heights
- Basement level loading bay servicing
- Dedicated outdoor seating area
- Expansive glazing provides natural light
- Connected to the public realm



GROUND FLOOR
282.2 SQ M / 3,038 SQ FT



BASEMENT
10.7 SQ M / 115 SQ FT



TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, contracted outside of the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

RENT

Base rent upon application. The base rent will be exclusive of rates, VAT (if applicable) and all other outgoings. The operator will be required to put forward a percentage of turnover, such that the higher of the base rent or turnover is payable.

SERVICE CHARGE

The service charge for the current financial year is estimated at £2.20 per sq ft.

BUSINESS RATES

The unit is to be assessed for rating purposes.

PLANNING & LICENSING

The premises benefit from Class E planning consent.

The incoming operator will be required to submit an application to the local authority for a premises licence, to be supported by the Landlord.

EPC

Further information available on request.



VIEWINGS

Strictly by appointment with sole agent Hanover Green Retail.

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Floorplans shown for the commercial units of phase 1 at White City Living are for approximate measurements only and are not necessarily shown to scale. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. External cladding, window mullion locations, sizing and door positioning are indicative and subject to change. Photography of commercial unit. Computer generated images are indicative only.