

## UNIT 14 CAMBRIDGE COURT 210 SHEPHERDS BUSH ROAD LONDON, W6 7NJ



### OFFICES TO LET

ATTRACTIVE OFFICES IN A PRIVATE MEWS DEVELOPMENT  
INDIVIDUAL FLOORS CAN BE LET SEPARATELY  
2,639 SQ FT (245.17 SQ M) OVER FOUR STOREYS

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586  
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Building Consultancy & Surveying, Commercial Agency, Commercial Management,  
Commercial Investment, Professional Valuations, Residential Lettings, Residential  
Sales, Residential Management, Service Charge & Estate Management

### Location:

The property is situated in Cambridge Court which is accessed from the southern side of Shepherds Bush Road. It is within 0.2 miles (4-minute walk) of **Hammersmith Underground Stations** (District, Piccadilly, Hammersmith & City and Circle Lines) and Hammersmith Broadway Bus Station, providing regular and fast transport links into Greater London and the West End. Great West Road (A4) is a major arterial route out of central London.

### Description:

The property is self-contained and forms part of an attractive 1980's courtyard office development within a gated mews, arranged over ground, first, second, third and fourth floors. There are demised WCs on each level except the loft, and existing kitchenette facilities. The office suites benefit from excellent natural light. Amenities include gas-fired central heating, air-conditioning, a fire alarm system, and perimeter trunking. The premises also incorporate one ground level car parking space.

There is flexibility to let individual floors separately according to your requirements.

### Accommodation Schedule:

Floor	Net Internal Area (NIA)
Ground	454 sq. ft. – 42.19 sq. m
First	650 sq. ft. – 60.36 sq. m
Second	628 sq. ft. – 58.39 sq. m
Third	627 sq. ft. – 58.29 sq. m
<b>Total</b>	<b>2,359 sq. ft. – 219.15 sq. m</b>
<b>Parking</b>	<b>1</b>

### User:

We believe the unit benefits from Class E use of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### Rateable Value:

We are advised by the VOA website that each floor has been rated separately. The building has a total Rateable Value of £68,750; however, parties should make their own enquiries of the rates payable.

### EPC:

The property has an EPC rating of E (120); a copy of the EPC is available upon request.

### Legal Fees:

Each party to bear own legal costs.

### VAT:

Not applicable.

### Rent:

**£25.00 per sq. ft.**, exclusive other outgoings.

### Service Charge:

Approx. **£6.44 per sq. ft.**

### Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews. The lease is to be contracted outside the Landlord & Tenant Act 1954.

### Anti-Money Laundering:

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

### Contacts:

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### Important Notice

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**Internal Photos:**







