

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



FREEHOLD OFFICE FOR SALE

ATTRACTIVE COURTYARD DEVELOPMENT – SOLD WITH VACANT POSSESSION
APPROX 2,782 SQ FT (258.44 SQ M) OVER FOUR STOREYS

OFFERS IN EXCESS OF £1,775,000

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

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 which provides regular and fast transport links into Greater London and the West End. Brook Green is a short walk north of the unit which is a highly sought-after residential area in the borough. Great West Road (A4) is a major arterial route out of central London and is quickly accessed via the Hammersmith Broadway roundabout, providing routes to Heathrow Airport which is 11.2 miles to the west.

Hammersmith is a vibrant district in West London and is considered the administrative centre of the London Borough of Hammersmith and Fulham. It is named in the Local Plan as one of the 35 major Greater London centres. The nearby Broadway Centre and its surrounds are home to a variety of popular brands and entertainment destinations including Riverside Studios, the Lyric Hammersmith Theatre and Hammersmith Apollo.



Description:

The four-storey property is part of an attractive 1980's courtyard office development within a gated mews. The offices are self-contained with two entrances, 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 and are currently open plan in their arrangement. 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 within the gated mews outside the rear entrance door and a balcony.

Accommodation:

Floor	Net Internal Area (NIA)
Ground	454 sq. ft. – 42.19 sq. m
Ground/store	143 sq. ft. – 13.26 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
Forth/loft	280 sq. ft. – 25.96 sq. m.
Total	2,782 sq. ft. – 258.44 sq. m
Parking	1

User:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Local Council:

London Borough of Hammersmith & Fulham.

EPC:

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

Business Rates:

We are advised by the VOA website that the property has a Rateable Value of, £68,750; however, interested parties should make their own enquiries of the rates payable.

Legal Fees:

Each party to bear its own legal costs.

Tenure:

The premises will be sold **freehold** with vacant possession.

Terms:

Offers invited in excess of **£1,775,000** freehold.

VAT:

Not applicable.

AML:

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

Viewings:

By appointment only via landlord's sole agent: **Willmotts Chartered Surveyors.**

Contacts:

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Internal Photos:







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