



**Arches 183 - 191**  
Wilson Walk  
Stamford Brook  
Underground Station  
London  
W4 1TF



**TO LET – 6 Arches – Quirky Opportunity** (Subject to Planning)  
**Adjacent to the entrance to Stamford Brook Underground Station**

**Various sizes up to 13,632 sq ft (1,266 sq m)**



## Location

The arches are located immediately adjacent to the entrance to Stamford Brook station (District Line services) on Wilson Walk a pedestrian thoroughfare which leads to Prebend Gardens which connects to Goldhawk Road. The location offers a fantastic opportunity to create an exciting destination in close proximity to the station.

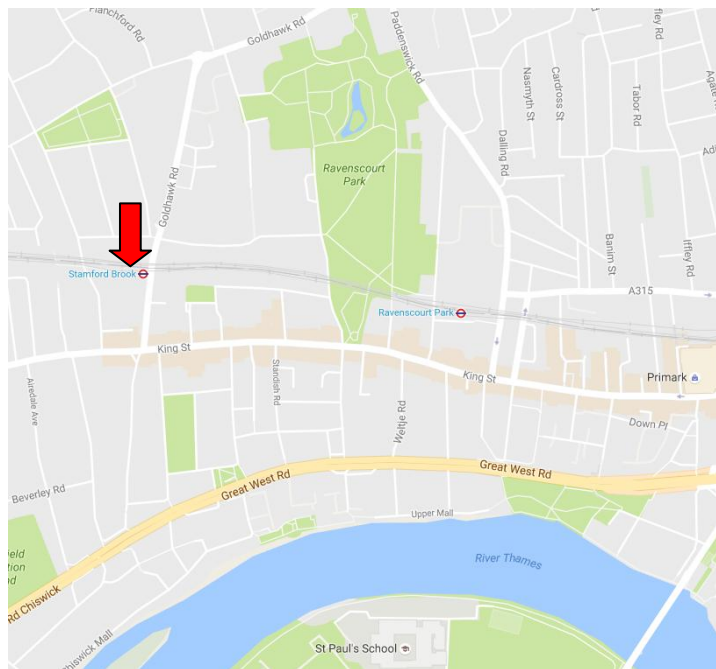
## Description

The arches can all interconnect apart from arch 183 and would suit a variety of uses, subject to planning. The arches benefit from dual access and have heights in excess of 5m. The arches are currently unrefurbished however refurbishment will be undertaken.

For further information please contact the agents.

## Terms

The arches are available as a whole (13,632 sq ft) or in various sizes as indicated above. The arches will be available on new leases directly from the landlord on terms to be agreed. Rents will be plus VAT.



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## Floor Areas (approx)

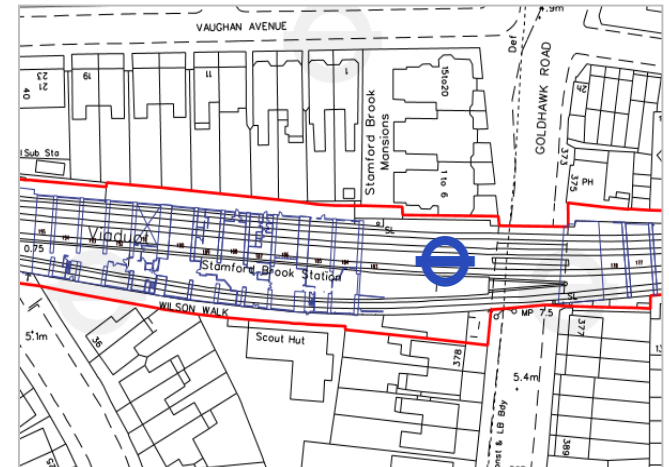
Ground Floor	Sq ft	(m <sup>2</sup> )
Arch 183	287	27.00
Arch 184	1,500	139.00
Arch 185	1,598	148.00
Arch 186	1,600	149.00
Arch 187 & 188	3,424	318.00
Arch 189 (ff)	1,434	133.00
Arch 190	1,587	147.00
Arch 191	2,202	205.00
<b>Total</b>	<b>13,632</b>	<b>1,266.00</b>

## Rates

Interested parties are advised to make their own enquiries. Rates may be re-assessed following completion of refurbishment works and depending if the arches are combined etc.

## Legal Costs

Each party is to bear their own legal costs.



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## Viewing

Viewings are available strictly by appointment through joint sole agents:-

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