

**Unit 1  
Bard Road  
London  
W10 6TP**



**TO LET-Office/ Business Unit**  
**1,640 sq ft (152 m<sup>2</sup>)**  
**B1/B8 Opportunity**

 **Grant Mills Wood**  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
**020 7629 8501**

## Location

The property is located on Bard Road, providing good access to the A40 (Western Avenue), Central London and the national motorway network (M4, M40, M1 and M25). Westfield Shopping Centre is a short distance to the South and the former BBC building is just a short distance to the West.

## Description

The property comprises a detached unit with an asymmetric sloping aluminium clad roof. The property is of brick construction with PVC windows. Internally the property has benefited from a recent refurbishment as well as the conversion from light industrial to office use. The property benefits from the following amenities; kitchenette, WC, 3 phase electricity and a good level of natural light. The internal walls are plastered and the floor is a mix of carpet, wood and painted concrete. Externally the property has parking for approximately 4 vehicles.

## Floor Areas (approx) GIA

Unit 1	Sq ft	(m <sup>2</sup> )
Ground Floor	820	76
First Floor	820	76
<b>Total</b>	<b>1,640</b>	<b>152</b>

## Rates

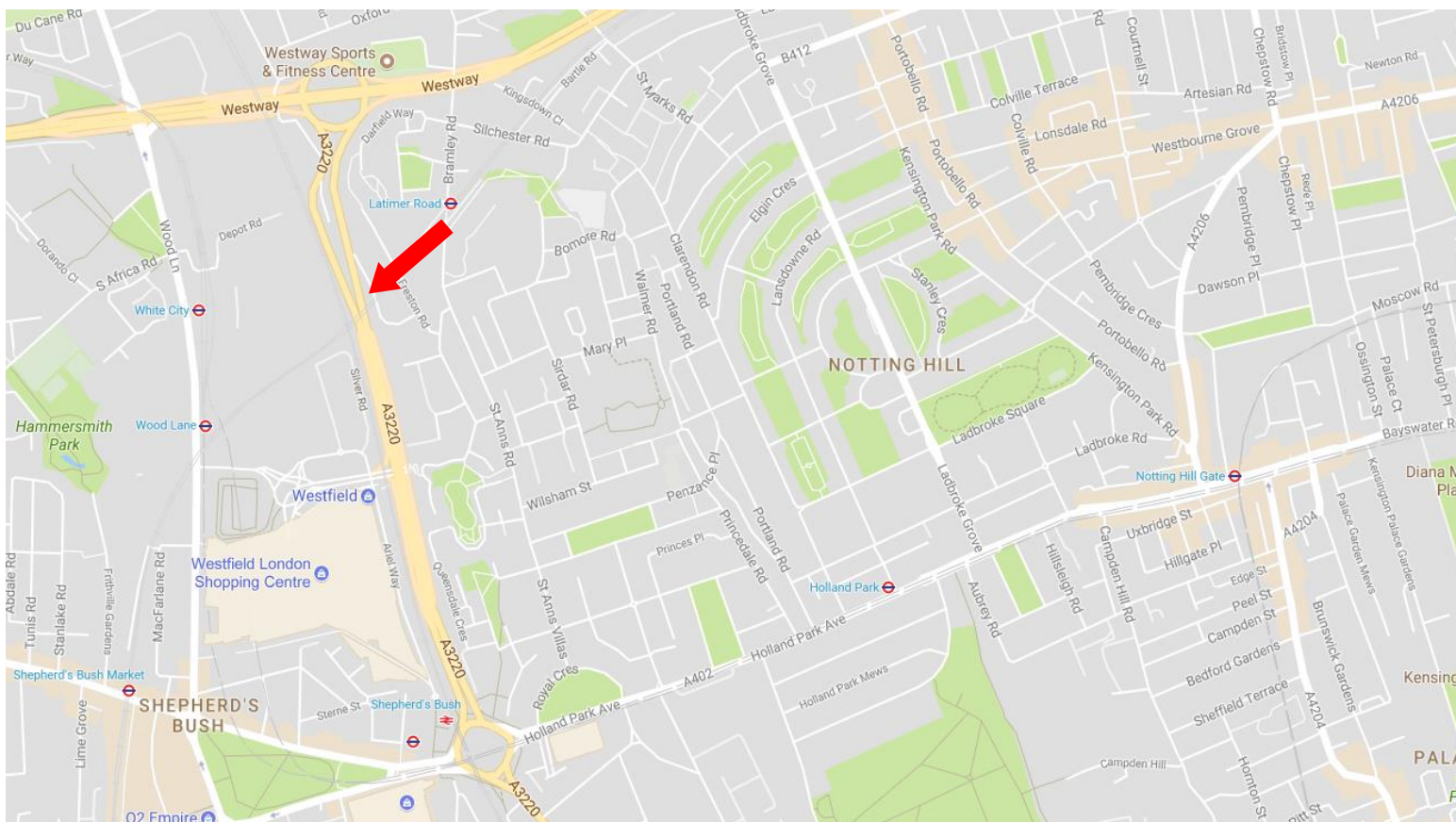
We understand from the London Borough of Kensington and Chelsea that the rateable value for the property 2017/18 is **£34,500**, equating to a payable amount of **£16,525.50**.

## Terms

The unit is available on a new full repairing and insuring lease for a term by agreement, at a rent of **£51,660 per annum**, plus VAT. Subject to Contract.

## Legal Costs

Each party is to bear their own legal costs.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property June 2017.

## Viewing

Viewings are available strictly by appointment through sole agents Grant Mills Wood:-

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