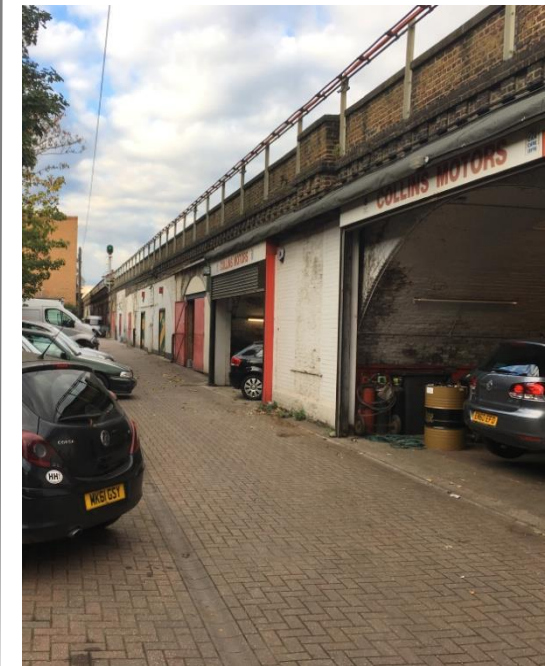


Arches 220|222
Trussley Road
Shepherds Bush
London
W6 7PS



TO LET - 2 Arches
Between Goldhawk Road and Hammersmith Underground Station

Arches: 715 sq ft (66 sq m) each



Transport for London

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

Location

The arches are located equal distance between Goldhawk Road and Hammersmith tube stations (Circle and Hammersmith & City) approximately 4 minutes walk away. Access by vehicle can be gained from Goldhawk Road which gives access to Hammersmith Road and then to Trussley Road.

Floor Areas - GIA

	Sq ft	Sq m
Arch 217 (LET)	715	66
Arch 218 (LET)	715	66
Arch 220	715	66
Arch 222	715	66
Arch 226 (LET)	715	66
Arch 227 (LET)	715	66
Total	4,290	396

Rates

We understand from the London Borough of Hammersmith & Fulham that the rateable value for each arch is £7,700. The rates payable for 2017/18 equate to £3,588.20 for each arch.

Terms

A new full repairing and insuring lease is available for each arch at a rent of **£13,250 per annum** exclusive plus VAT Subject to Contract.

Description

The properties comprise of single arches within a terrace of similar arches. All the properties are accessed via a double steel hinged door on the north side and a single steel pedestrian hinged door on the south side.

The units have brick in-fills, concrete floors and are lined. The properties all have power, water & WC facilities. The properties currently have fluorescent lighting within the unit. Vehicle access is provided for small commercial vehicles.

Legal Costs

The incoming Tenant will be responsible for both parties' legal fees.



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 December 2017.

Viewing

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

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