



frost
meadowcroft

OFFICE TO LET
SOUTHERN INTERCHANGE, WESTFIELD, SHEPHERDS BUSH, W12 7FD
1,828 SQ FT (169.83 SQ M)

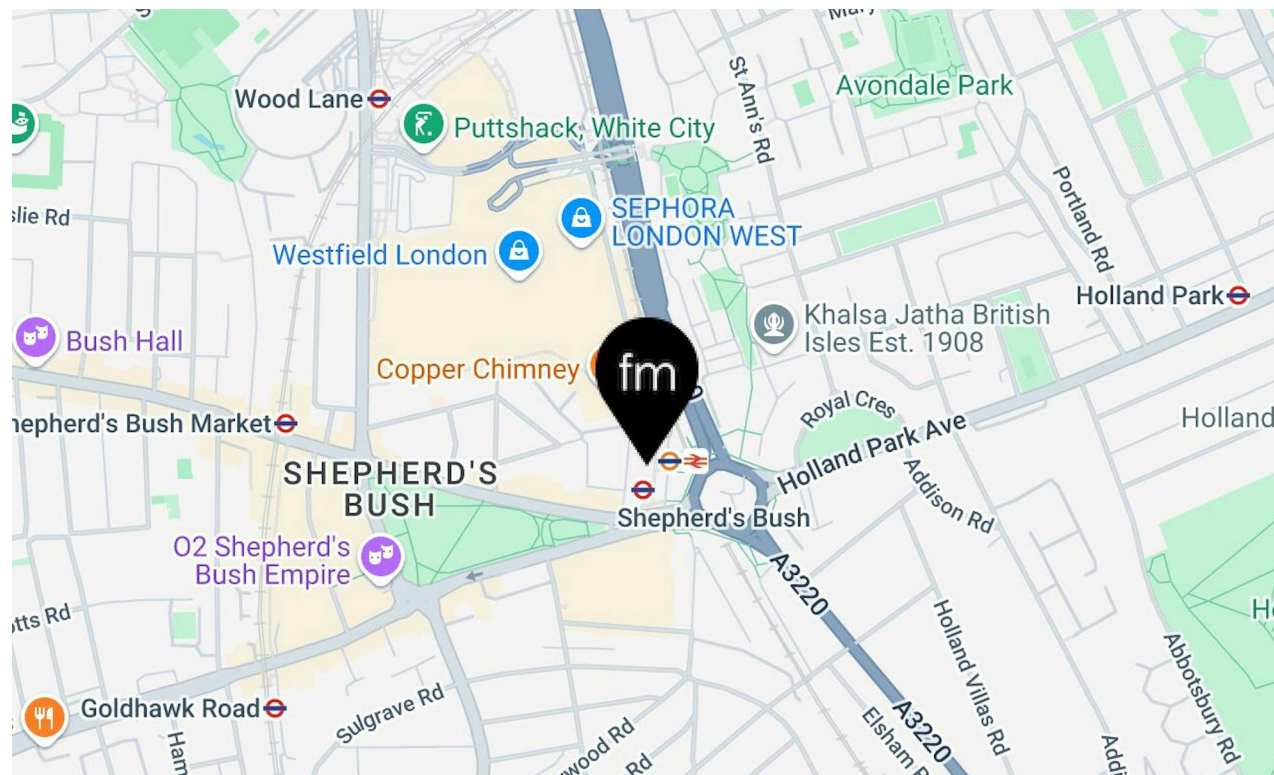
LOCATION

The office is ideally located next to Westfield Station and opposite Westfield bus station, offering convenient access to a wide range of public transport options. Westfield Station is well-served by the Underground, with the Central Line providing quick access into central London locations such as Oxford Circus, Liverpool Street and further afield Stratford, making it an easy commuter hub.

The local bus network is readily available from outside the front door, connecting the area to both local and wider areas. The road network is conveniently located nearby, with the A503 and A41 providing quick access to major motorways, including the M1 to the north and M25 to the west. The area also benefits from close proximity to the Westway, a key route for travelling into central London or out further west.

DESCRIPTION

The property comprises a refurbished bright first floor office above ground floor retail units which provide a wide selection of local services and cafes. The office provides good natural light, creating a bright and inviting atmosphere throughout the space. The office includes a private kitchen, shared WCs and air-conditioning. The office benefits from already fitted two pre-existing meeting rooms or private offices, providing suitable space for private meetings. The office also provides a versatile layout suitable for alternative occupiers such as gym operators or medical uses.







RENT

£77,690 per annum

BUSINESS RATES

Rateable value is £76,000

Rates Payable £22.70 per sq ft Tenant to confirm with local authority

SERVICE CHARGE

£14.99 per sq ft

LEGAL FEES

Each party to bear their own costs

EPC

D (77)

VAT

Applicable

TERMS

New lease direct from the landlord

CONTACT



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**WEST LONDON'S LEADING
COMMERCIAL PROPERTY AGENCY**

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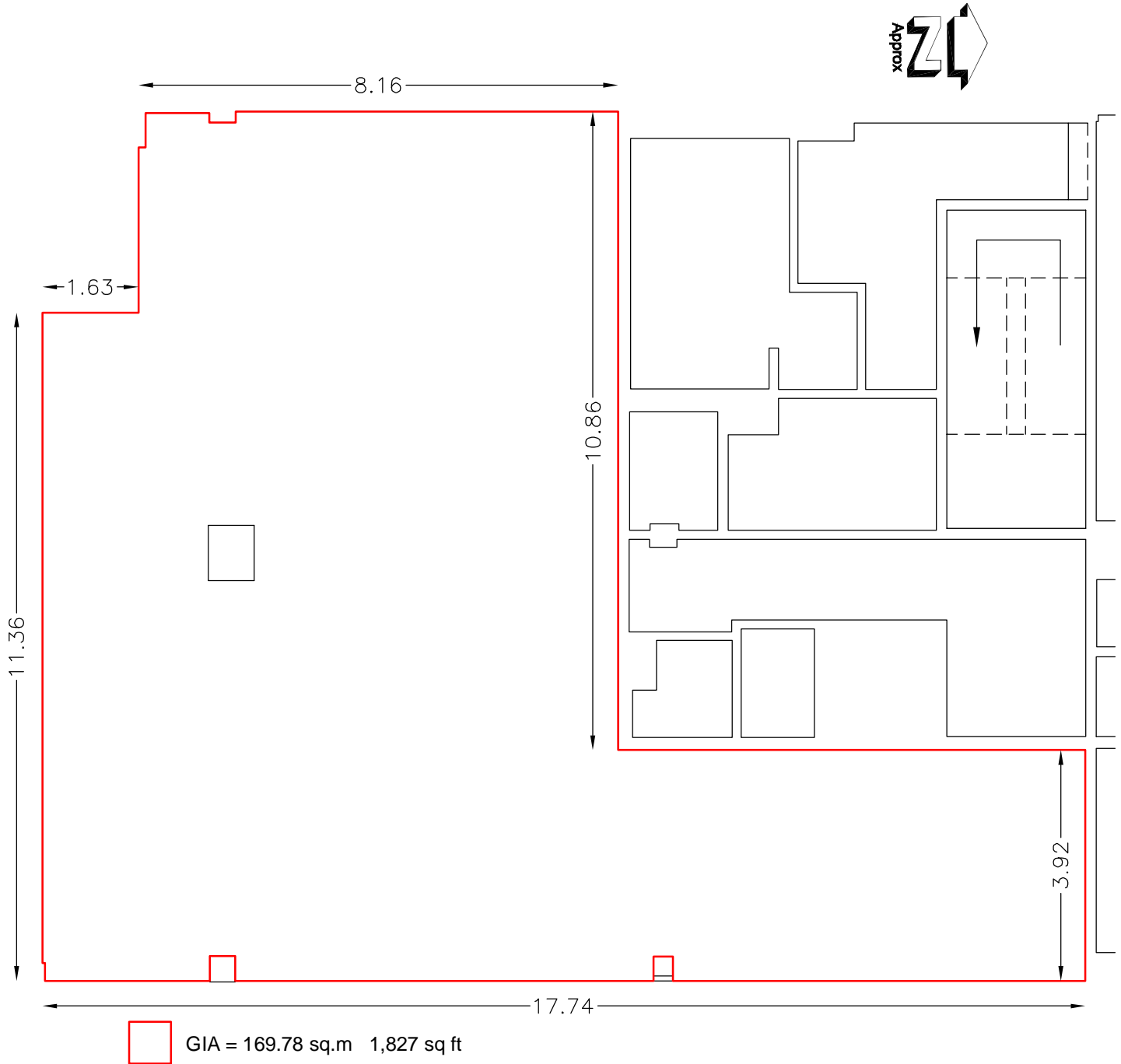
Westfield London

White City (Shepherds Bush)

Office 1, C401 - Southern Interchange

Internal Area Plan

Presentation Scale 1:100 @ A4



Drawing Number
Gap Site - C401 Office_GIA

Date : 23rd September 2010



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