

# BULWER YARD STUDIO

23 Bulwer Street  
London W12 8AR

## TO LET

Office / Studio  
in Shepherds  
Bush  
1,738 sq ft





LOCATION

The area is surrounding by a number of amenities including Westfield Shopping centre which is a 7 minute walk from the property.



Relay Square at Westfield.

TRANSPORT LINKS

- Shepherds Bush Market Underground**..... 2 minute walk  
(Hammersmith & City Line)
- Shepherds Bush Underground** ..... 7 minute walk  
(Central Line)
- Shepherds Bush Overground** ..... 7 minute walk  
(Connections to Clapham Junction to the south and Wilsden Junction to the north).



## THE BUILDING

23 Bulwer Street provides a rare opportunity to lease office and studio space in Shepherd's Bush. It comprises a dance studio, changing facilities and a reception on the ground floor. The property also benefits from a number of offices on the first floor.



## ACCOMODATION

There is flexible amount of space in the building of approximately 1,738 sq.ft. (161.46 sq m)

### RENT

£27.50 per sq.ft

### SERVICE CHARGE

N/A

### RATES

£15.55 per sq ft approx. (2023/24) to be confirmed with local authority.

### TERMS

Available on a new lease on terms to be agreed

### EPC

To be assessed



## SPECIFICATION

- Newly refurbished
- 24-hour access
- Changing facilities
- Shower facilities.
- Air-conditioning
- Parking Spaces

**Misrepresentation Act 1967:** These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

## CONTACT

GILES HARKER  
[gharker@frostmeadowcroft.com](mailto:gharker@frostmeadowcroft.com)  
[www.frostmeadowcroft.com](http://www.frostmeadowcroft.com)

frost  
meadowcroft  
020 8748 1200