

TO LET
OFFICE (B1) PREMISES – A1 STTP
101 DU CANE ROAD, LONDON, W12 0UR



1,184 SQ. FT. (110.02 SQ. M.)

LOCATION (GOOGLE MAPS [LINK](#))

The property is located on the south side of Du Cane Road in the London Borough of Hammersmith & Fulham. The nearest underground stations are East Acton (0.6 miles, Central Line), White City (0.8 miles, Central Line) and Wood Lane (0.9 miles, Circle and Hammersmith and City Line). The road further benefits from numerous bus links providing great access across London. Westfield shopping centre is 20 minute walk away providing a wealth of local amenities.

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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

DESCRIPTION

The office is arranged over ground and part lower ground providing disabled access and benefitting from front and back natural light. There is a private terrace that can be accessed via the ground floor toward the rear of the property. The premises is fully fitted with AC throughout.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act is available direct from the landlord for a term to be agreed.

FINANCIALS

Area	Sheperd's Bush
Size (sq. ft.)	1,184
Quoting/Passing Rent (p.a.) excl.	£35,500
Quoting Rent (PSF)	£29.98
Estimated Rates Payable (p.a.)	£17,799
Estimated Rates Payable (PSF)	£15.03
Service Charge (p.a.)	TBC
Service Charge (PSF)	TBC
Estimated Occupancy Cost (p. a.)	£53,299
Estimated Occupancy Cost (PSF)	£45.02

In regard to business rates and service charge please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquiries.

AMENITIES

- Fitted reception (Part Timber Flooring)
- Kitchenette
- AC Throughout
- Entry phone
- Terrace
- Suspended ceiling
- Box lighting
- Carpeted
- Shower & WCs
- 5 partitioned offices
- Wall sockets throughout
- Part walled perimeter trunking
- Self-Contained

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

VIEWINGS:

Strictly through Robert Irving Burns.

Freddie Brett

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