

preliminary details

10 bard road, nottingdale, w10

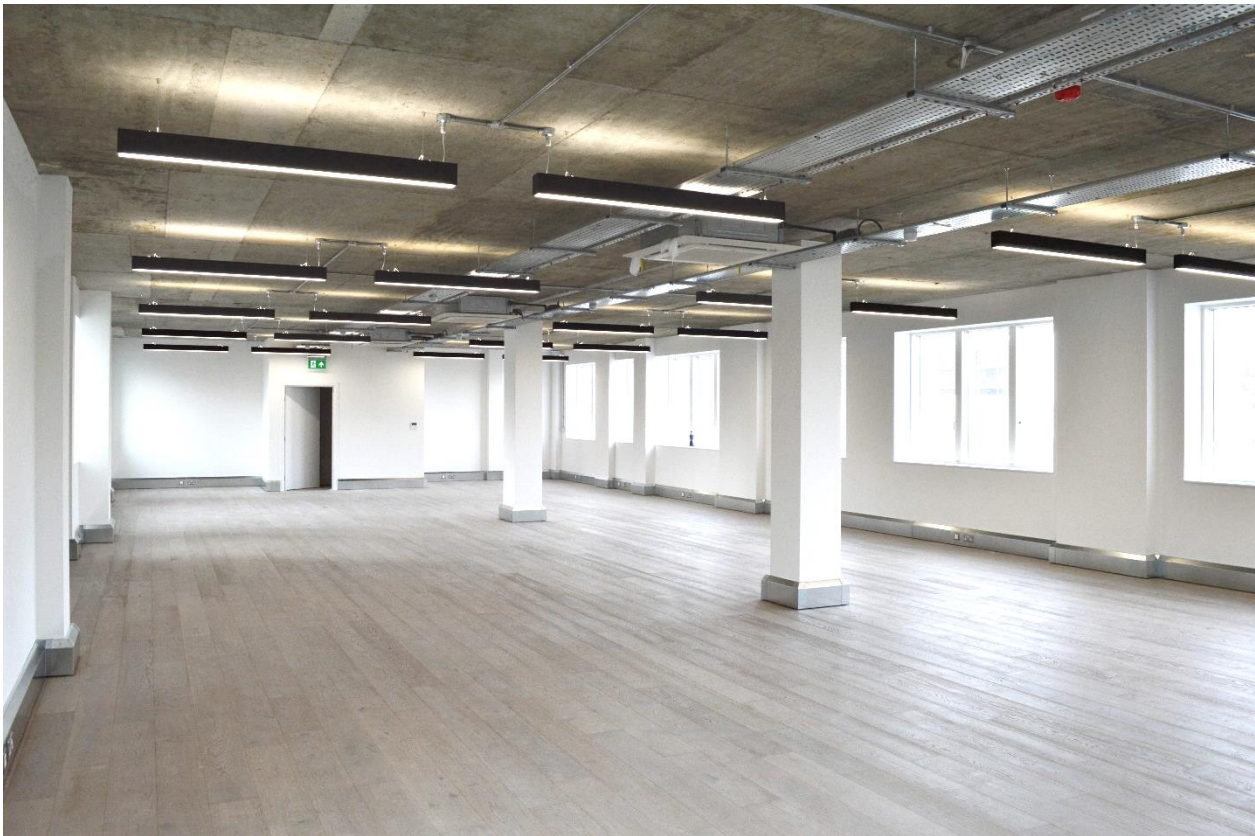
of particular interest to all creative occupiers

793 sq ft up to 3,100 sq ft approx.

for sale



the property is situated fronting bard road, accessed via freston road and bramley road. latimer road underground (hammersmith & city and circle lines) and shepherd bush station (central & london overground lines) are both within walking distance. westfield shopping centre is just across the a40 westway with a pedestrian route accessing all the bars and restaurants. local occupiers include monsoon, stella mccartney, jaegar, talk talk, mario testino, cath kidston amongst many other creative occupiers.



accommodation

floor	size sq ft	size sq m
ground floor north (b1c use)	793 sq ft	73 sq m
ground floor south (b1c use)	2,307 sq ft	214 sq m
total	3,100 sq ft	287 sq m

amenities

the property is currently in shell and core where our client will commence works including the following:

- solid wood floors
- galvanised perimeter trunking
- architecturally designed lighting
- wc`s + showers on each floor
- new reception
- exposed galvanised air conditioning
- exposed concrete ceilings
- passenger lift
- capped off services
- ample bike storage

price / rent

upon application

legal costs

each party to bear their own legal costs

possession

upon completion of landlords works and legal formalities

viewing via join sole agents

pilcher hershman
020 7399 8600
james faustino / simon rinder

frost meadowcroft
020 8748 1200
shaun wolfe/ simon kibble