



frost  
meadowcroft

Loft-Style Workspace to let in W14  
1 NETHERWOOD PLACE, LONDON, W14 0BW  
3,082 SQ FT (286.33 SQ M)

## LOCATION

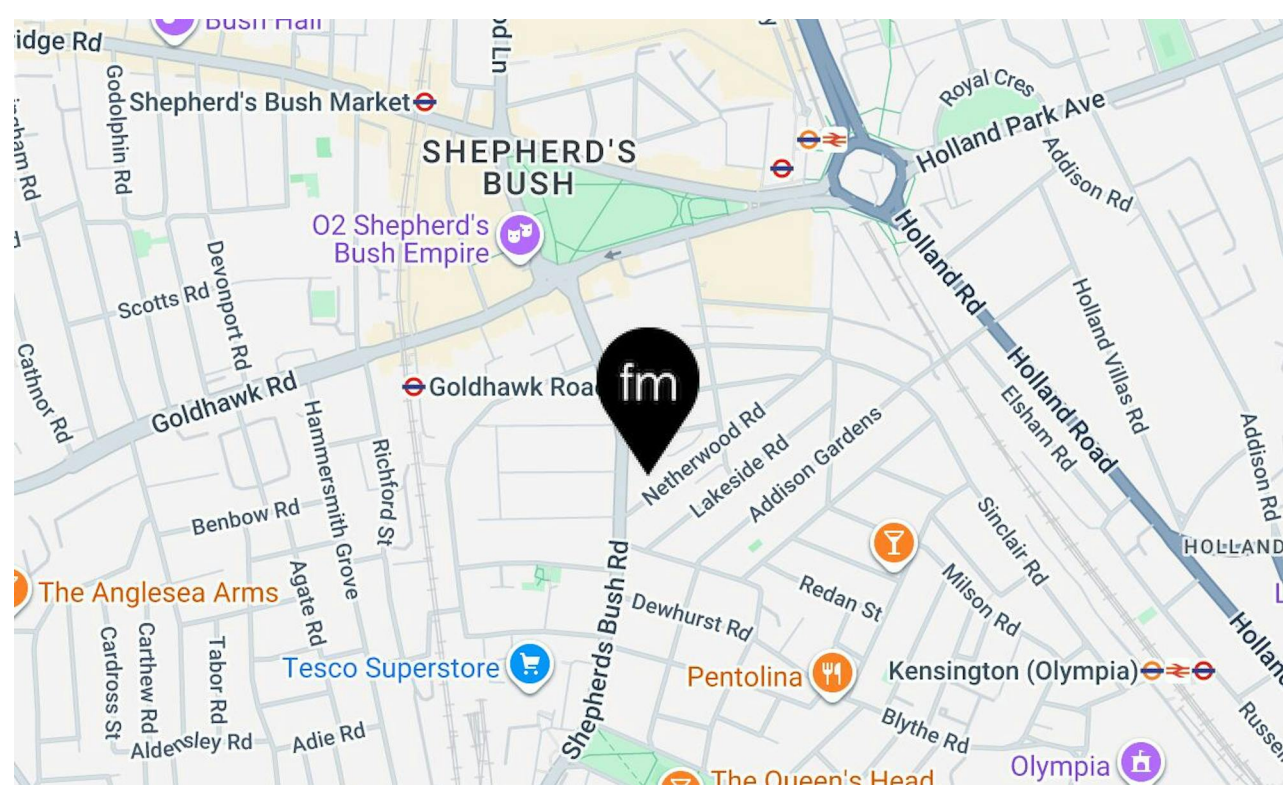
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1 Netherwood Place is tucked away in a popular pocket of West Kensington, offering excellent connectivity across Central London and beyond. The property is within easy walking distance of Shepherd's Bush station (Central Line and London Overground), Kensington Olympia station (London Overground and District Line services) and Shepherd's Bush Market station (Hammersmith & City and Circle lines), providing quick access to the West End and the City. The area benefits from an excellent range of amenities, including the extensive retail, dining and leisure offering at Westfield London, alongside an abundance of independent cafés, restaurants, gyms and everyday conveniences throughout Shepherd's Bush and Brook Green. This combination of strong transport links and vibrant local amenities makes the location particularly attractive for businesses and employees alike.

## DESCRIPTION

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Occupying a distinctive loft-style setting at 1 Netherwood Place, this bright and characterful workspace offers an attractive blend of period charm and contemporary finishes. The accommodation benefits from exceptional natural light via large rooflights, an open-plan layout, high vaulted ceilings and a stylish fit-out that creates an inspiring working environment. The space is well suited to a variety of occupiers including creative, design, media, consultancy and professional businesses seeking a unique West London base. Available immediately by way of an assignment of the existing lease or a new lease directly from the landlord, the property provides flexibility for occupiers looking for a straightforward move into a ready-to-use workspace.





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### **AVAILABILITY**

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Ground	2,077	192.96	Available
1st	1,075	99.87	Available
<b>Total</b>	<b>3,152</b>	<b>292.83</b>	



## RENT

£30.82 per sq ft (£95,000 per Annum)

## BUSINESS RATES

Rateable value is £38,250

Rates Payable £7 per sq ft

## SERVICE CHARGE

n/a

## LEGAL FEES

Each party to bear their own costs

## EPC

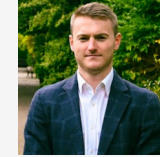
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## VAT

Not applicable

## ADDITIONAL INFORMATION

### CONTACT



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

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