



## Unit 1A Woodstock Studios

36 Woodstock Grove, London, W12 8LE

**New Instruction - To Let:  
Striking and Secure Private  
Offices with incredible  
internal specification in an  
exceptional West London  
Location.**

**1,081 sq ft**  
(100.43 sq m)

- Exclusive Gated Development.
- Private entrance.
- Superb glazed frontage.
- Fantastic internal specification.
- Private Meeting Room.
- Exceptional West London location.

# Unit 1A Woodstock Studios, 36 Woodstock Grove, London, W12 8LE

## Summary

<b>Available Size</b>	1,081 sq ft
<b>Rent</b>	£29,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C (60)

## Description

Woodstock Studios remains iconic for its architecture and this, combined with the super-convenient location makes for a compelling offering in the world of private offices / consultation rooms.

The property enjoys an excellent internal fit-out with its own private entrance, extensive glazing to Ground Floor level and security shutters all of which ensure a safe and attractive environment. The internal specification showcases well by virtue of the high-grade wooden flooring, impressive shower room and kitchen and the private meeting room at Basement level.

## Location

Woodstock Studios is perfectly placed on the south side of Woodstock Grove, directly opposite the roundabout at Holland Park. This ever-desirable location has seen numerous developments over recent years, becoming an increasingly trendy locale and appealing hub for the West London business community.

There are numerous household brands operating in the immediate vicinity including Pizza Express, Wendel's Bakery, Greggs and the numerous brands within The West 12 Shopping Centre and Westfield. Public transport is outstanding with Shepherd's Bush Station (Central line, Overground & National Rail) and Shepherd's Bush Market (Hammersmith & City line) each within 5-10 minutes of the offices. These links provide direct connections to Heathrow, The West End and the City of London.

## Terms

Rent: £29,500 per annum.

VAT: The Premises are not elected for VAT.

Business Rates: Upon Enquiry.

Local Authority: The London Borough of Hammersmith & Fulham

Possession: Full vacant possession immediately on possession of legal formalities.

Lease Terms: Available Immediately. A new lease granted outside the Landlord & Tenant Act 1954 containing a mutual break clause at the end of the tenancy.

Legal Costs: Each party is to pay their own legal costs.



## Viewing & Further Information



**Alex Ogilvie**

07414281406

alex@meridiancp.co.uk



**Adam Stackhouse**

07889510036

adam@meridiancp.co.uk

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