



INDUSTRIAL TO LET | 9,031 TO 23,031 SQ FT
4-6 KEITH GROVE, SHEPHERD'S BUSH, LONDON, W12 9EZ



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**LARGE WAREHOUSE WITH
EXCEPTIONAL YARD (14,000 SQ
FT) - TO LET AVAILABLE
IMMEDIATELY AND SUITABLE FOR
A RANGE OF USES**

- 15 minute walk to Shepherd's Bush Market Station (Circle and Hammersmith & City lines)
- Walking distance to Westfield shopping center White City
- Site area of 0.32 acres
- Mainly clear site with outbuilding, large rear industrial building and offices
- Large warehouse with a good ceiling height
- Staff facilities with multiple w/cs, staff kitchen and break out area
- First floor and ground floor workshop



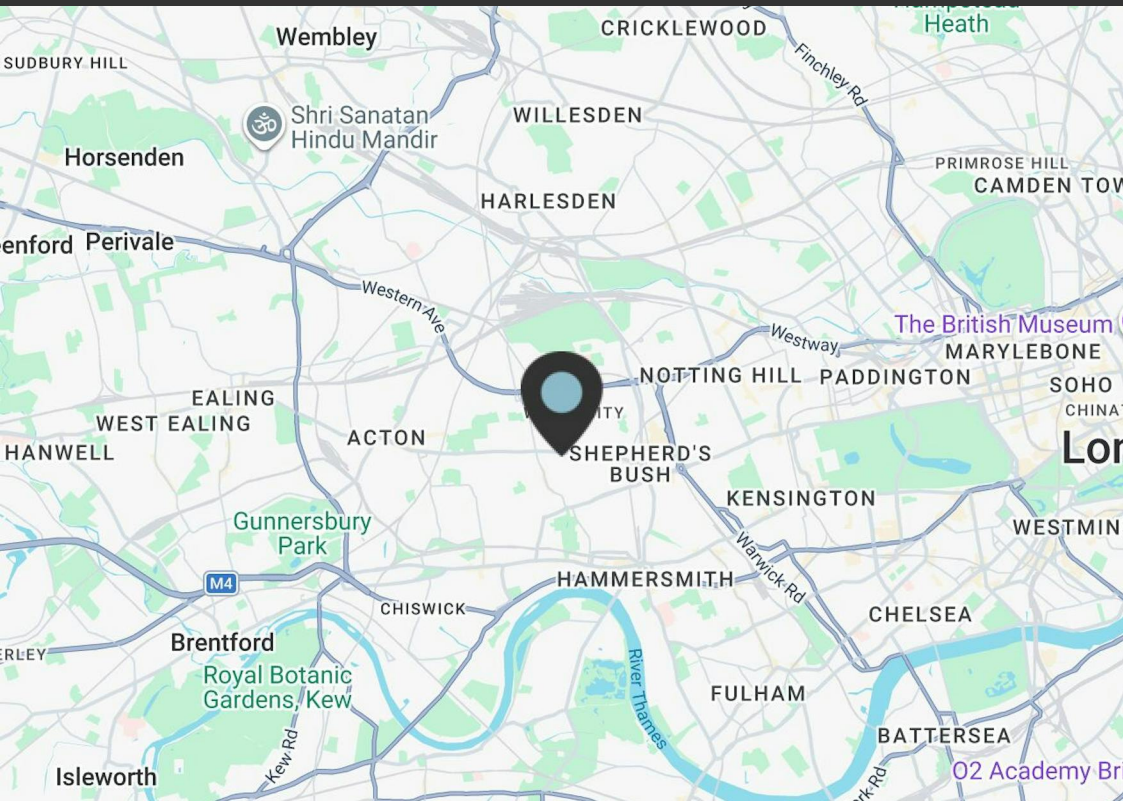
DESCRIPTION

4-6 Keith Grove comprises a substantial site extending to approximately 0.32 acres, formerly occupied by a timber and builders' merchants. The property is broadly rectangular in shape, tapering to a point at the rear, and benefits from a large hard standing yard.

The front section includes a well-presented trade counter/showroom, which is air-conditioned and fitted with a suspended ceiling, along with two separate pedestrian entrances providing convenient access.

To the rear, the warehouse accommodation consists of two interconnected full-height units, each served by independent electric roller shutter doors, allowing for efficient loading and operational flexibility. The warehouse is complemented by a workshop area arranged over both ground and first floors.

Additional accommodation includes a range of office spaces distributed across both levels, together with staff welfare facilities, including multiple W/Cs, a kitchenette, and a breakout area.



LOCATION

The site is prominently positioned on Keith Grove, just off Uxbridge Road, within a quiet residential street in the highly sought-after district of Shepherd's Bush, in the London Borough of Hammersmith and Fulham.

This well-connected West London location benefits from excellent transport links, with Shepherd's Bush Market (Hammersmith & City and Circle lines), Goldhawk Road (Hammersmith & City and Circle lines), and Shepherd's Bush (Central line and London Overground) stations all located within close proximity.

The surrounding area offers a wide range of local amenities, including extensive retail, leisure, and dining options along Uxbridge Road and throughout Shepherd's Bush. The property is also well-served by numerous bus routes, providing convenient access across West and Central London.

The immediate neighbourhood is predominantly residential and has undergone significant regeneration in recent years, supporting strong occupational demand and long-term investment potential.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground	6,575	610.84	Available
1st	2,456	228.17	Available
Outdoor - Yard	14,000	1,300.64	Available

RENT

£200,000 per annum

RATES & CHARGES

Service charge: N/A

Rates payable: £58,275 per annum

TERMS

A new lease for a term by arrangement with shorter term leases considered.

EPC

B

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 08/04/2026



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