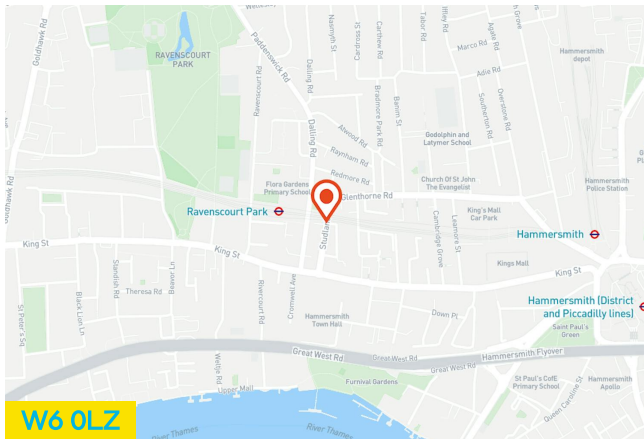


TO LET, INDUSTRIAL, 3,900 SQ FT

STUDLAND STREET, HAMMERSMITH, LONDON, W6 0LZ



2,700sqft interconnected arches available within 200m of Ravenscourt Park Station



- Available Immediately
- TfL Arch Portfolio
- 2,700sqft internal space
- 1,200sqft yard space
- Gated Access

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OVERVIEW

Available Size	3,900 sq ft
Rent	Rent on application
Rateable Value	£33,750
Rates Payable	£19,406.25 per annum based on 2023 list (2021 valuation)
Service charge	n/a
Estate charge	n/a
EPC	-

DESCRIPTION

The Property comprises of two arches, one with two small office rooms and a mezzanine area, a flat roof structure to the rear and a small yard/parking area with shared access. The yard space and access to arches is fenced and gated. The Property is in a dry and tidy condition with concrete floors throughout. The two arches have manual roller shutter doors. There are existing utilities in place, W/C facilities. The unit has previously been used as a garage.

LOCATION

Located on Studland Street, a 2 minute walk from Ravenscourt Park Station, serviced by the District Line. The property is also situated a 10-min walk from Hammersmith Station providing links to Hammersmith & City, Piccadilly and District line. Vehicular access is via Studland, off King Street within 10 minutes to the A4. Surrounding occupiers include a workshops and climbing wall operator.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground – Arches	2,230	207.17	Available
Ground – Office Space	458	42.55	Available
Mezzanine – Break Room	15	1.39	Available
Outdoor – Yard/Parking	1,204	111.86	Available
Total	3,907	362.97	



VIEWING & FURTHER INFORMATION

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