



**STIRLING
ACKROYD**

TO LET

**Lawn House, 74
Shepherds Bush Green,
London, W12 8QE**

24,545 sq ft

**Self Contained Building
Located In Shepherd's
Bush**

stirlingackroyd.com



Description

Lawn House is a 24,545 sq ft office building arranged over lower ground, ground and four upper floors, sits on a prominent c.0.3 acre corner site.

This bright and spacious office accommodation offers a professional, contemporary working environment, featuring generous open-plan floor space, extensive perimeter glazing and an abundance of natural light. Located on the first to fourth floors, whilst the ground floor comprises the reception and space previously used by Barclays bank. The building was built in the late 80s and was comprehensively refurbished when acquired by the current owner occupier in 2010.

The office benefits from fitted workstations, complemented by carpeted flooring and suspended ceilings with recessed lighting. Creating a comfortable and functional workspace, while the large windows provide attractive outlooks across the surrounding area.

Additional features include glazed partitioning, separate office or meeting room potential and flexible space suitable for a variety of business requirements. Alongside benefiting from 12 secure car parking spaces to the rear of the of the building.

Ideally suited to businesses seeking a well-presented, light-filled workspace, the accommodation offers an excellent balance of practicality, comfort and professional appeal.



Key points

- The Total Area Of The Site Totals Approximately 0.278 Acres
- Arranged Over Lower Ground, Ground & Four Upper Floors
- Excellent Natural Light Throughout
- Moments From Shepherd's Bush Market Underground Station
- 12 Secure Car Parking Spaces To The Rear Of The Building
- 7 Surface Parking Spaces



Location

Located in the affluent London Borough of Hammersmith & Fulham, prime location immediately opposite the north-western point of Shepherd's Bush Green, moments from Shepherd's Bush Market Underground station. Lawn House is surrounded by an extensive and diverse retail and leisure offer, with Westfield Shopping Centre moments away.

Situated 110 metres from Shepherd's Bush Market tube station and 420 meters from Shepherd's Bush tube station. Lawn House therefore benefits from excellent connectivity and access to Central London via the Central, Hammersmith & City and Circle Lines.

Transport Links



Shepherds Bush Market 0.2 Miles



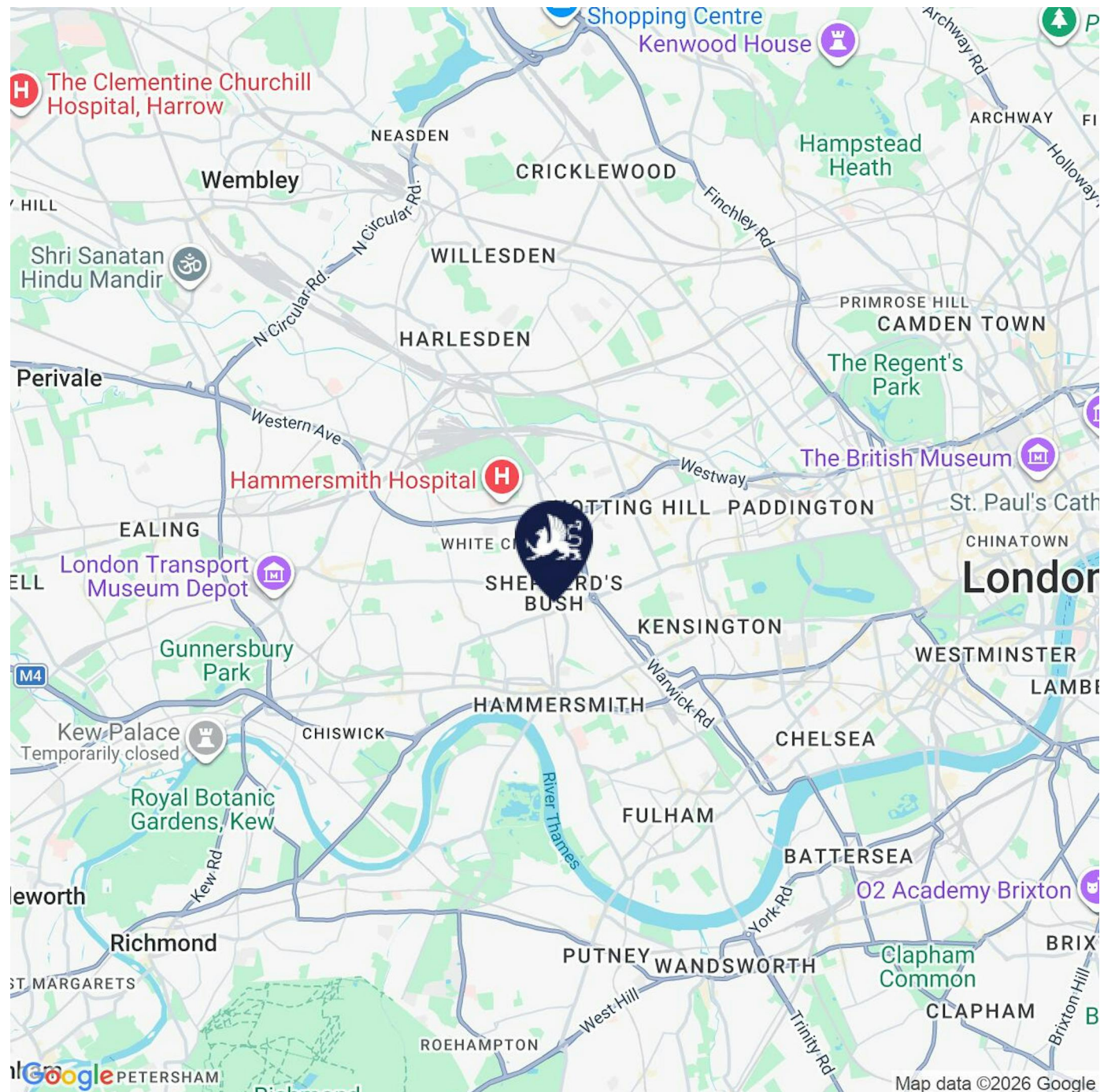
Goldhawk Road 0.2 Miles



Shepherds Bush 0.3 Miles



Wood Lane 0.4 Miles





Accommodation

Name	sq ft	sq m	Availability
4th	4,983	462.94	Available
3rd	5,355	497.50	Available
2nd	5,355	497.50	Available
1st	4,445	412.95	Available
Ground	4,000	371.61	Available
Mezzanine	407	37.81	Available

Viewing & Further Information



Brett Sullings
0203 911 3666
07826 547 772
bretts@stirlingackroyd.com

Rents, Rates & Charges

Lease	New Lease
Rent	On application
Rates	£13.10 per sq ft
Service Charge	On application
VAT	On application
EPC	C (66)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 21/10/2026