

TELEPHONE

020 8995 5678

MJFINN
COMMERCIAL

WELL PRESENTED - SELF CONTAINED OFFICE BUILDING

OFFICE (B1 Use) - **555 sq. ft.** (51.56m²)

**6 GOLDHAWK MEWS
SHEPHERDS BUSH
London W12 8PA**



NEW LEASE or FREEHOLD - FOR SALE

LOCATION:

Goldhawk Mews is situated just off Goldhawk Road (A402) [between St. Stephens Avenue & Devonport Road] which runs between King Street / Chiswick High Road (A315) and Shepherds Bush. Close to Goldhawk Road, Shepherds Bush & Ravenscourt Park (Hammersmith & City, Circle, Central, District Lines and London Overground) TfL stations. Convenient for local shopping and amenities along Goldhawk Road and Westfield London. This location provides easy road access into and out of Central London via A4/M4 and A40/M40. Convenient for 'Pay & Display/Ringo' and Business Permit parking immediately outside and on the surrounding roads.

ACCOMMODATION:

The accommodation comprising a **self-contained (B1-Use) OFFICE BUILDING (GIA – 635 sq. ft.)**, arranged over 2 floors. The property enjoys good natural light, especially from the full width windows/doors to the ground floor facing directly onto The Mews and front windows and Velux units to the first floor. The office provides the following approximate Net Internal Floor areas:

First Floor	290 sq. ft. (26.94m ²)
Ground Floor	<u>265</u> sq. ft. (24.62m ²)
TOTAL (approx.)	555 sq. ft. (51.56m ²)

Plus: W.C/Washroom

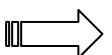
(the above measurements are approximate and for guidance only)

www.zoopla.co.uk www.EGPropertylink.com www.movehut.co.uk

11 DEVONSHIRE MEWS, CHISWICK, LONDON W4 2HA **T: 020 8995 5678**

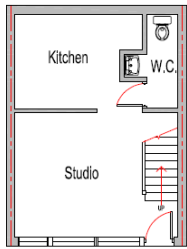
info@mjfinncommercial.co.uk
www.mjfinncommercial.co.uk

The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

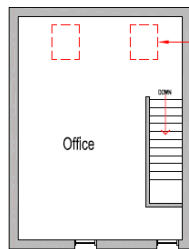


FEATURES:

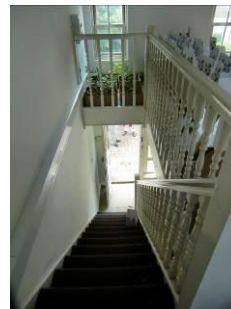
INFREQUENTLY AVAILABLE IN THIS ATTRACTIVE MEWS • SELF-CONTAINED OFFICE BUILDING (B1 Use) • VERY POPULAR AND CONVENIENT LOCATION, close to public transport • **GOOD NATURAL LIGHT** • FULL WIDTH WINDOWS TO GROUND FLOOR WITH ELECTRIC SECURITY SHUTTER • Sole agent – **MJFINN Commercial**



GROUND FLOOR



FIRST FLOOR



TERMS

LEASE:

A NEW full repairing & insuring lease to be held for a term to be mutually agreed, subject to periodic rent reviews.

RENT:

£25,000 per annum exclusive. *VAT is not applicable.*

LEGAL COSTS:

The Tenant to contribute £1,500 plus V.A.T. towards the Landlord's legal costs in this transaction.

OR

FOR SALE:

FREEHOLD with full vacant possession.

PRICE:

£595,000 subject to contract only. *VAT is not applicable.*

LEGAL COSTS:

Each party to be responsible for its own costs. However, the purchaser has to pay the vendor's solicitor £5,000 prior to the draft contract being issued, such sum will either be, a) forfeited in the event the purchaser withdraws, for whatever reason, or b) deducted from the purchase price upon completion.

RATES:

Please contact the London Borough of Hammersmith & Fulham on 020 8753 6681 option 6. *We are advised that the rateable value for the office is £16,500 (2019/20).*

POSSESSION:

Immediately upon completion of legal formalities.

EPC:

Band D (78).

VIEWING:

Strictly by appointment through the Lessor's sole agent:

MJFINN COMMERCIAL

Tel: 020 8995 5678

Email: info@mjfinncommercial.co.uk

Website: www.mjfinncommercial.co.uk

N.B. The figures quoted are exclusive of V.A.T..

Subject to Contract (08/2k19)