



Uxbridge Road, London, W12

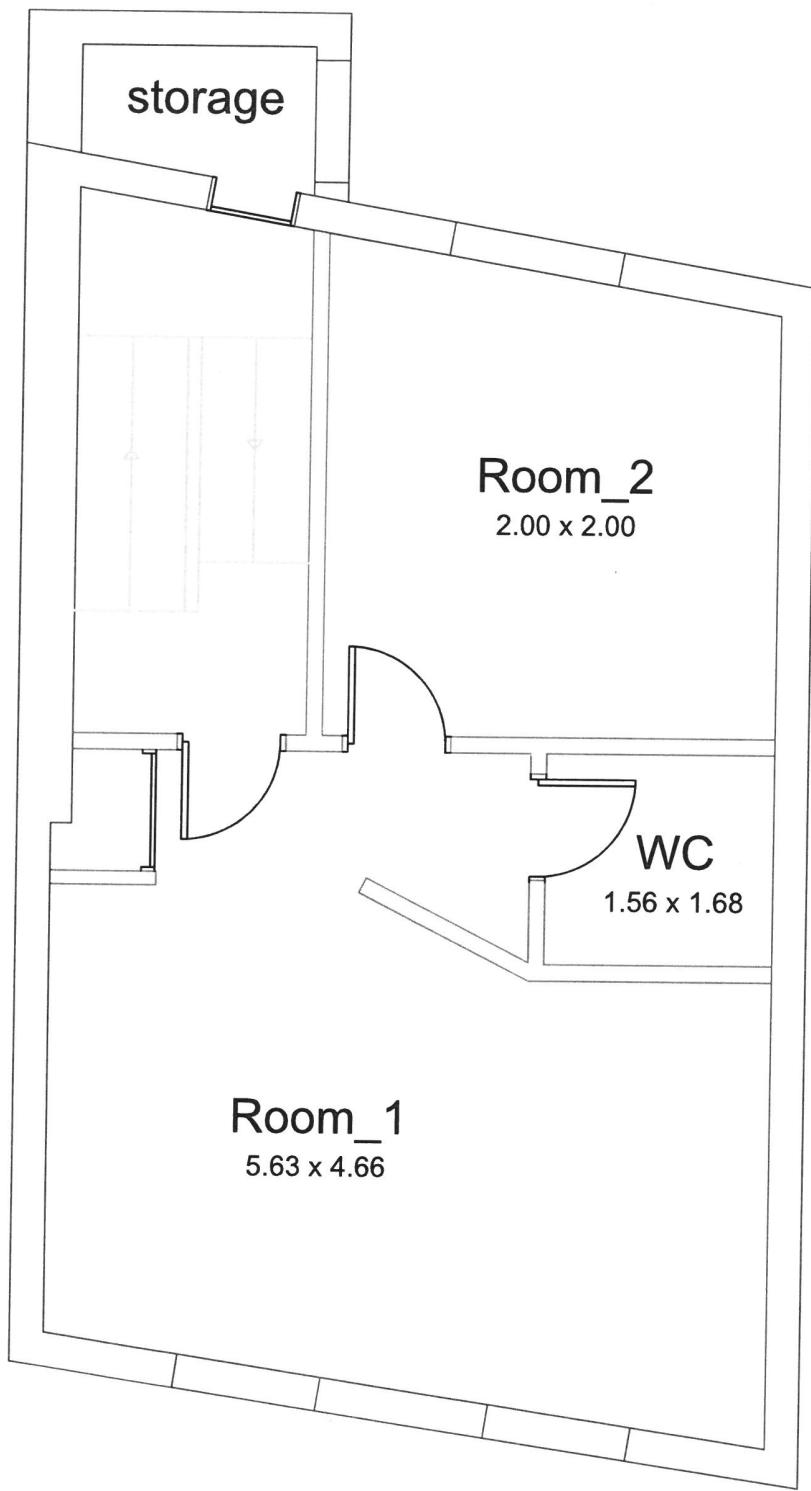
Rental Price: £30,000 p/a

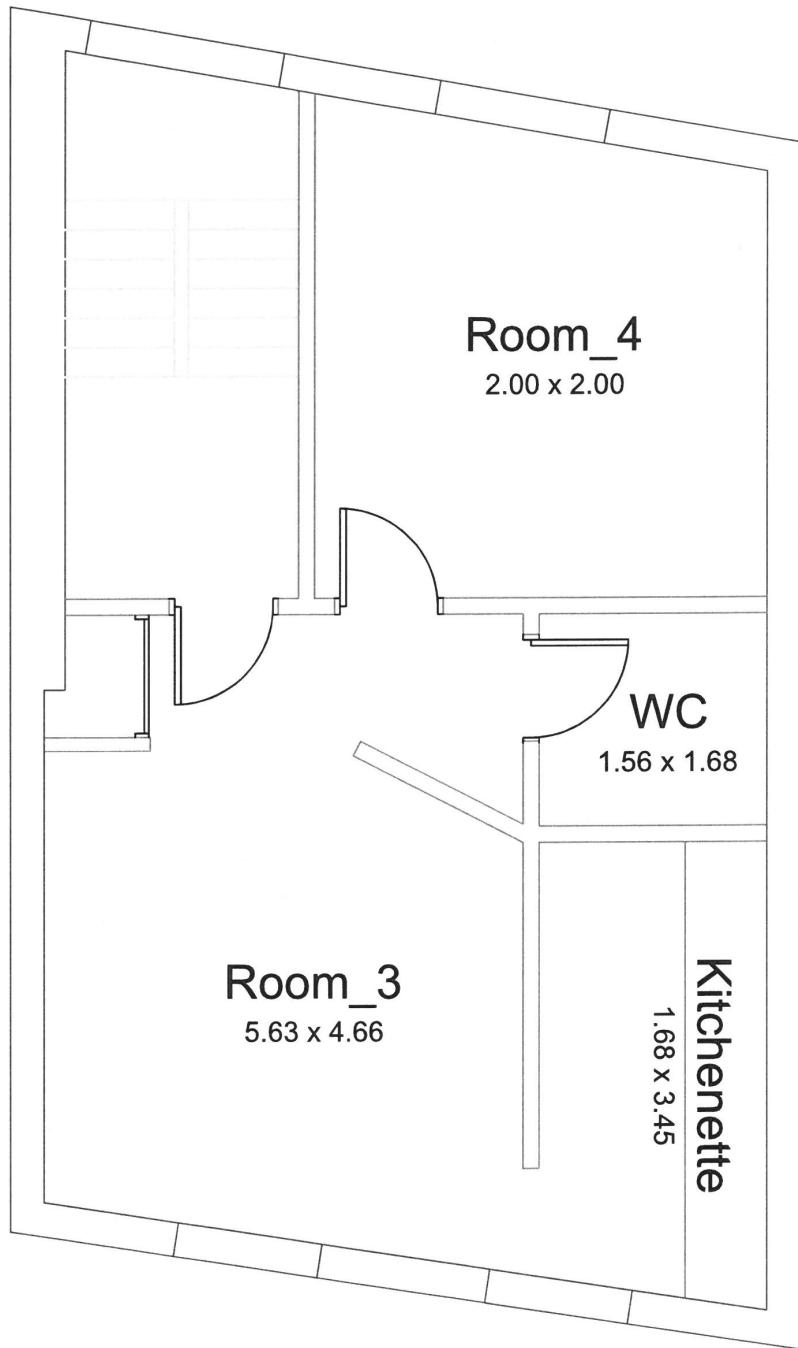
OPPORTUNITY to let this self-contained D1 use first and second floor commercial premises.

The property benefits from a great location, good storage spaces, self contained kitchenette and private access from street level.

Approx. 860 sq ft. NO PREMIUM!

Situated on the busy Uxbridge Road in the heart of Shepherds Bush which offers a wide range of excellent local shops, offices and restaurants though the area is predominately retail units. With easy access to Shepherds Bush and Bush Market Tube Stations the unit allows for easy access from all of London.





2nd floor

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Westways

Location

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Accommodation

Providing the following approximate floor areas:

First floor:	430 sq ft
Second floor:	430 sq ft
Total:	860 sq ft

Terms

A new lease is available

Rates

Interested parties are recommended to make their own inquiries to the Hammersmith and Fulham Borough Council

Amenities

Kitchenette

2 separate WCs

Storage room

Large windows producing lots of natural light

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and se cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.