

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



COOL MEWS OFFICE BUILDING CURRENTLY FITTED AS EDIT SUITES AND PRODUCTION OFFICES



**2CDE MACFARLANE ROAD, LONDON W12 7JZ
TO LET**

3,560 sq ft – 331 sq m

**LOCATION**

Quirky self-contained Mews building providing edit suites and production offices set around a tranquil courtyard setting benefiting from two separate entrances. One on Macfarlane Road a tree lined Victorian Terrace and Poplar Mews, an attractive cobbled courtyard, in Shepherd's Bush, close to Westfield Shopping Centre. The property is adjacent to Shepherd's Bush Market underground station (metropolitan and circle lines) and the numerous bus routes which serve this area.

ACCOMMODATION

Comprising a self-contained Mews style character building with exposed floors and original beams. It is configured over ground, first and second floors with a variety of open plan areas, private offices, and several sound proofed editing suites together with two well-appointed kitchens with break out area.

Ground floor 1,580 sq ft
First floor 1,580 sq ft
Second floor 400 sq ft
TOTAL 3,560 sq ft approx

AMENITIES

- * Newly redecorated throughout
- * 1GB fibre connection
- * Video entry phone
- * Two car parking spaces and potential area for bike rack
- * Close to Westfield and next to Shepherd's Bush Market station
- * Several sound proofed editing suites
- * Cool offices with original features including wood floors
- * A variety of open plan areas and private offices
- * Two beautifully appointed kitchens/break out areas
- * Attractive cobbled courtyard area
- * Low outgoings

LEASE

New lease on terms by arrangement.

RENT

£140,000.00 per annum exclusive or on a floor by floor basis by separate negotiation.

RATES

£28,500.00 per annum approx

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

By appointment through joint sole agents

Daniel Isaacs

Wiltshire Daniels

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Jason Borrows

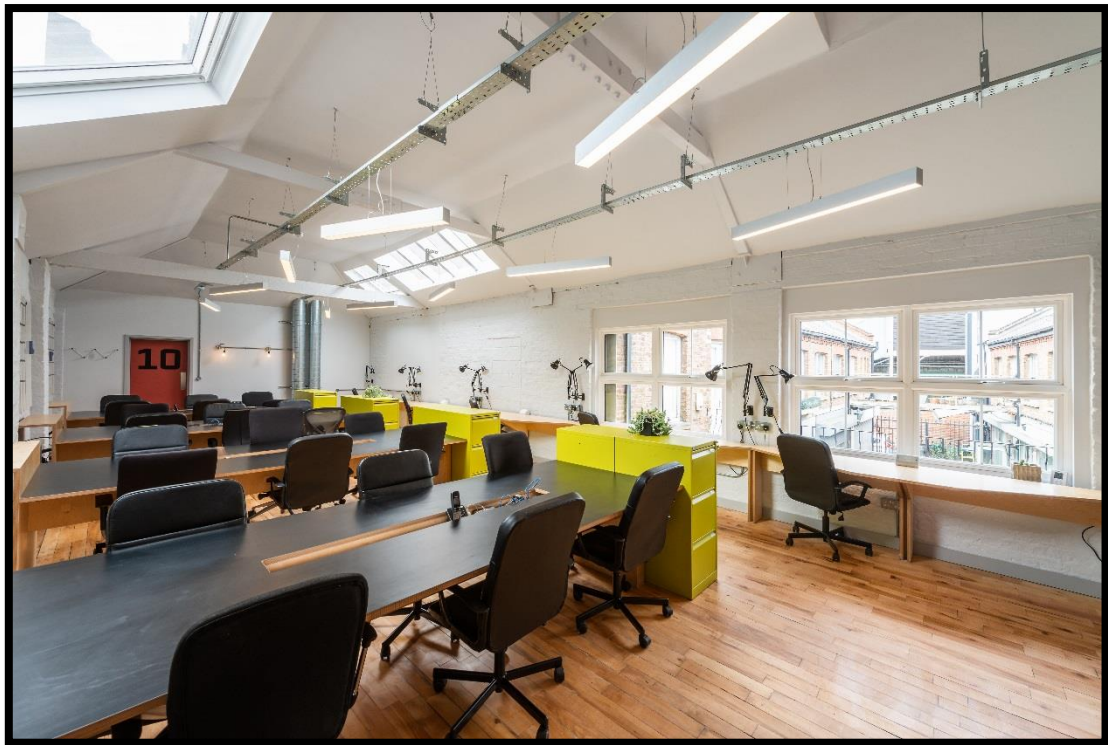
Wigmore Commercial

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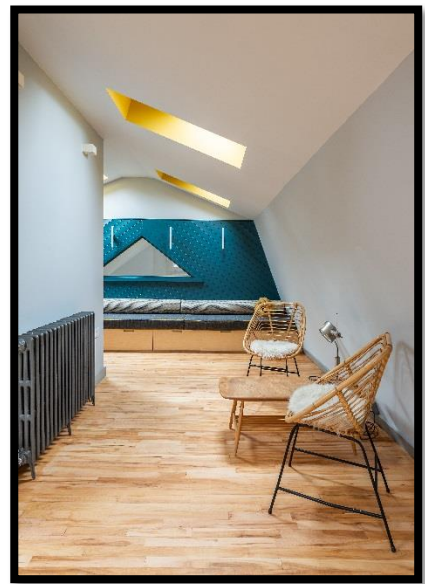
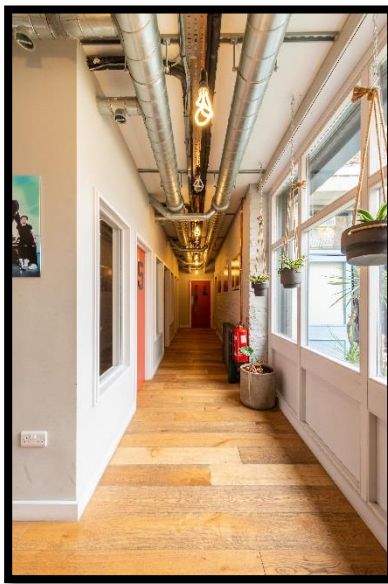
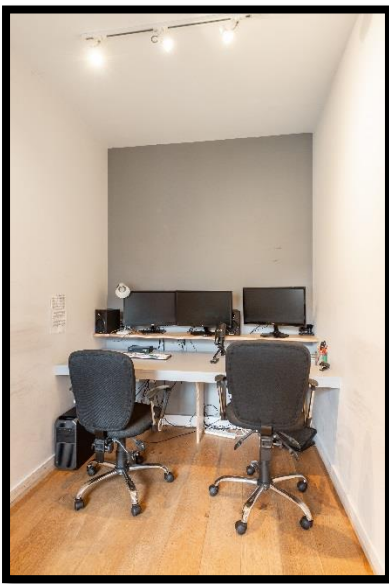
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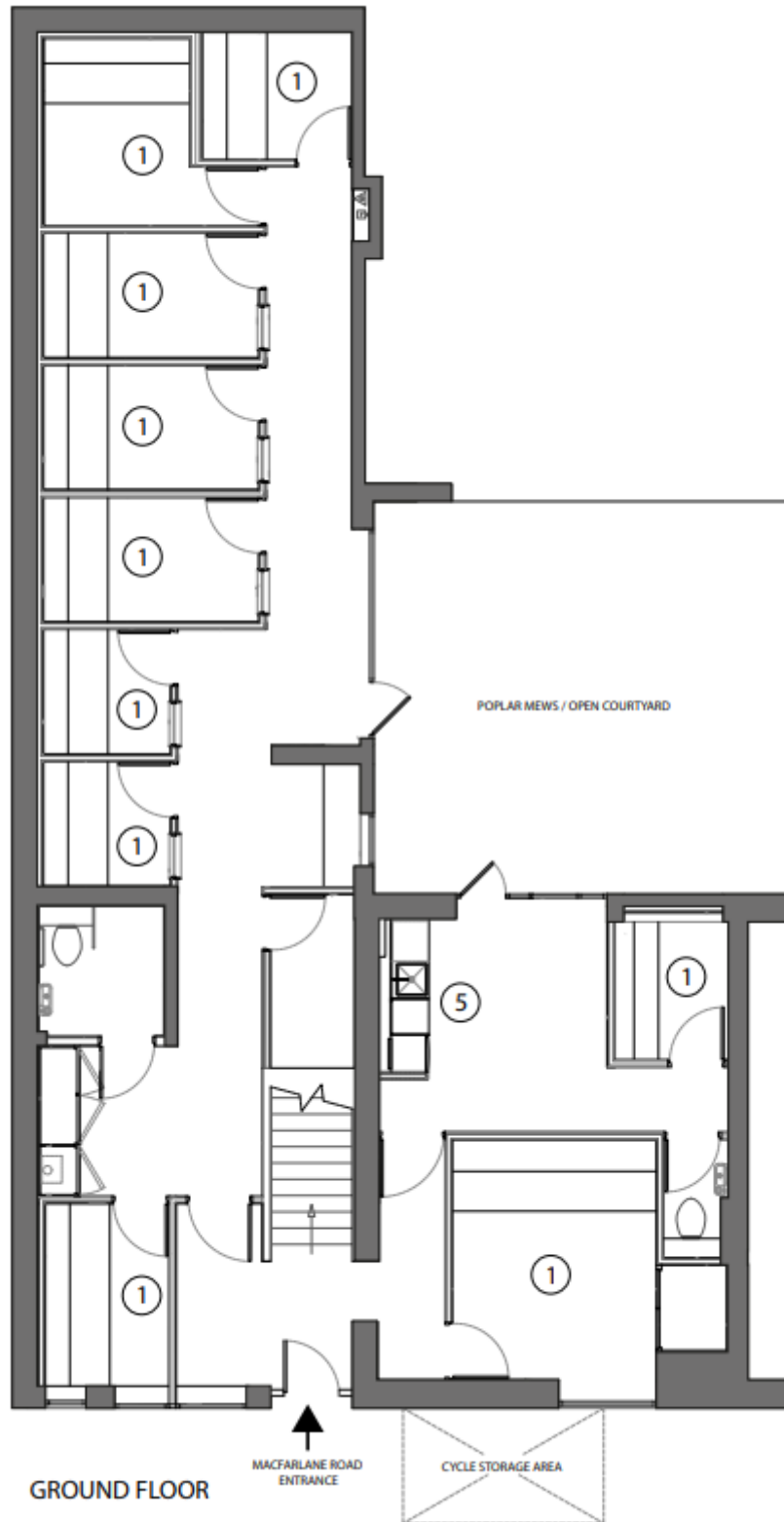
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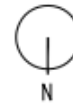




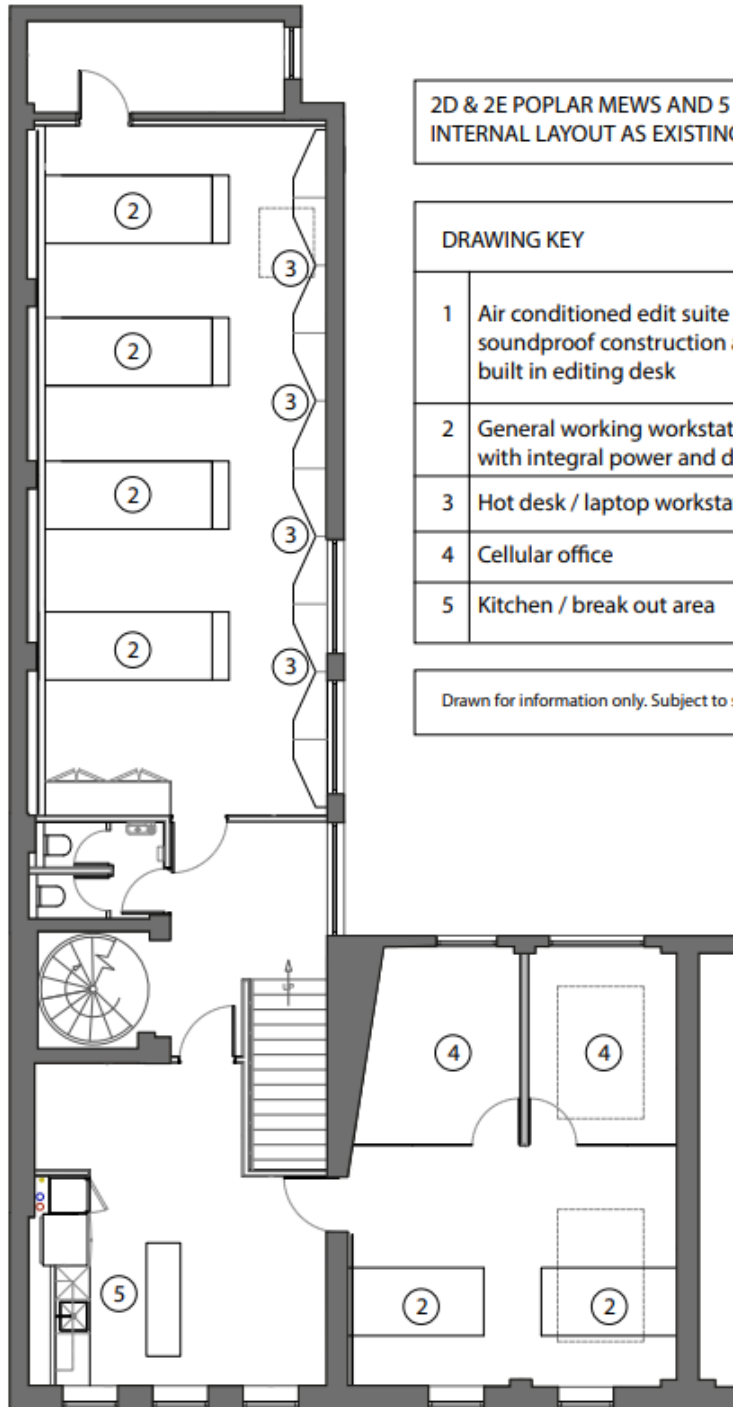
2D & 2E POPLAR MEWS AND 5 MACFARLANE ROAD INTERNAL LAYOUT AS EXISTING

DRAWING KEY

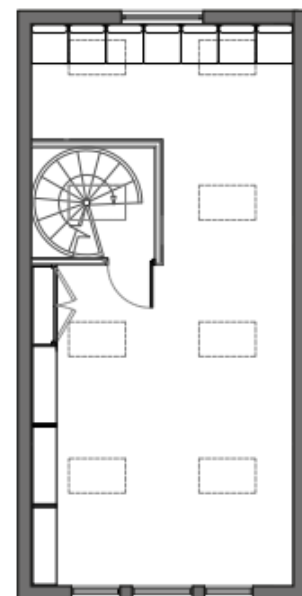
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|---|---|
| 1 | Air conditioned edit suite with soundproof construction and built in editing desk |
| 2 | General working workstation with integral power and data |
| 3 | Hot desk / laptop workstation |
| 4 | Cellular office |
| 5 | Kitchen / break out area |



Drawn for information only. Subject to site survey.



FIRST FLOOR



SECOND FLOOR