

**WILTSHIRE
DANIELS**

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Preliminary details

TO LET

UNIQUE CHARACTER FORMER ARTIST'S STUDIO

CLASS E



2B MACFARLANE ROAD, LONDON, W12

Close to Westfield

1,021 SQ FT /95 SQ M

LOCATION

The premises are situated on the west side of Macfarlane Road adjacent to the junction with Hopgood Street. It is located between the end of a terrace of Victorian houses and a mews office building.

Shepherd's Bush Market Tube Station (Hammersmith & City line) and Shepherd's Bush tube Station (Southern Rail and Central line) are both a few minutes' walk away.

The local area provides an excellent selection of bars, cafes and shops and it is one minutes' walk to Westfield shopping centre.

ACCOMMODATION

The property comprises a unique self-contained single storey studio/warehouse building formerly used as an artist's studio. The central double doors lead to a fully open plan area with a single pitched roof, benefitting from four skylights. To the front there is secure gated area for off road storage.

AMENITIES

- * Unusual self-contained single floor building
- * Suitable for a variety of uses under class E
- * Shower and WC
- * Short or long-term letting considered
- * Gated area for possible car/bike storage or break out patio

LEASE

New lease on terms by arrangement

RENT

£35,000.00 per annum. No VAT

RATES

The current rates payable are £5,239.50 per annum although businesses might benefit from small business rates relief.

LEGAL COSTS

Each party to be responsible for their own legal costs.

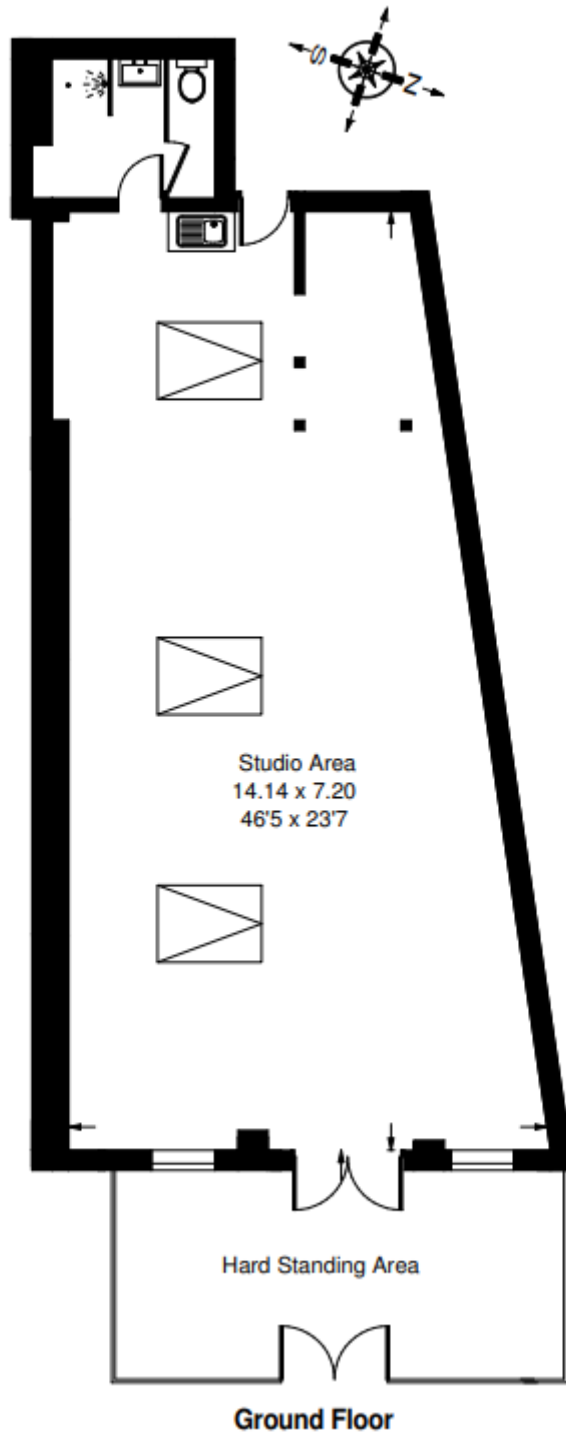
VIEWING

By appointment through joint sole agents

Daniel Isaacs
Wiltshire Daniels
020 7529 5559
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* The letting agent declares an interest in this property

Approx. Gross Internal Area
94.9 sq m / 1021 sq ft



Ground floor as existing:



CGI images showing "white box" possibility



