

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



CHARACTER MEWS BUILDING WITH COURTYARD TO LET



3,560 sq ft / 331 sq m

**2CDE MACFARLANE ROAD/9 POPLAR MEWS,
LONDON W12 7JZ**

CLASS E USE

Benefitting from two entrances/addresses



LOCATION

Character warehouse style office building nestled around a tranquil courtyard setting benefiting from two separate entrances. One on Macfarlane Road adjacent to Deluxe Coffee warehouse, a tree lined Victorian Terrace and Poplar Mews, an attractive cobbled courtyard, in Shepherds Bush, close to Westfield Shopping Centre. The property is adjacent to Shepherds Bush Market underground station (metropolitan and circle lines) and Shepherds Bush underground station (central line) being a five-minute walk away.

ACCOMMODATION

Comprising a self-contained Mews style 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, 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

- * Attractive offices with original features including wood floors
- * Comfort cooling
- * Colt fibre connection
- * Video entry phone
- * Two car parking spaces and potential area for bike rack
- * Close to Westfield and next to Shepherds Bush Market station
- * Three sound proofed editing suites
- * Fitted throughout
- * A variety of open plan areas and private offices
- * Three attractive kitchens/tea points
- * Generous shower room
- * Attractive cobbled courtyard area
- * Suitable for a plethora of uses

LEASE

A new lease available on terms by arrangement.

RENT

£49.50 per sq ft exclusive.

RATES

RV £104,000.00 rates payable £56,784.00 although interested parties should make their own enquiries.

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
dbi@wiltshiredaniels.com

Jason Borrows
Wigmore Commercial
020 7636 6369
jason@wigmorecommercial.com

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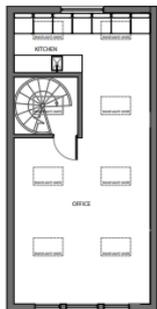
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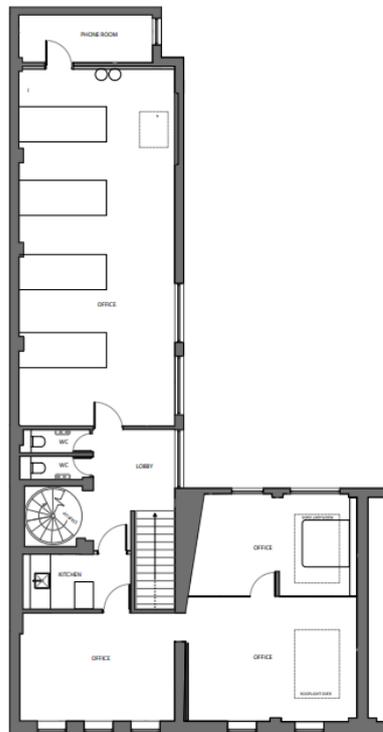


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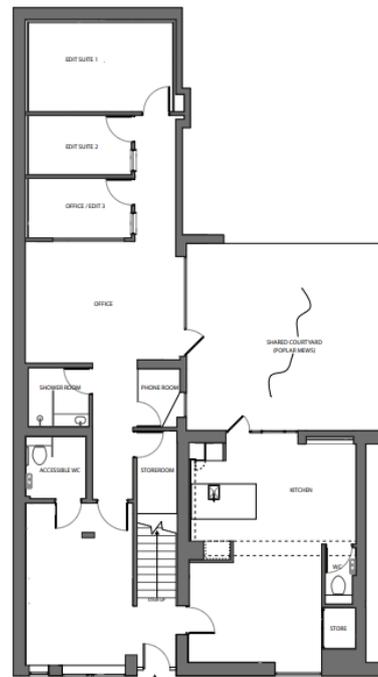
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

2 C/D/E MACFARLANE ROAD

4/24