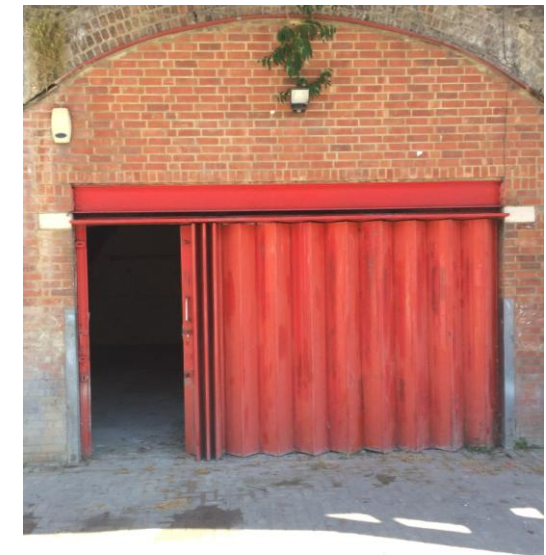




**Arches 125 | 126 | 128
129 | 139 | 140**
Macfarlane Road
Shepherd's Bush
London
W12 7LA



TO LET – 6 Arches
Adjacent to Shepherd's Bush Market Underground Station
687-973 sq ft (64-90 sq m)



Location

The arches are located 1 minutes walk from Shepherd's Bush Market underground station (Circle and Hammersmith & City). Access by vehicle can be gained from Uxbridge Road and Wood Lane. The site is located close to Westfield Shopping Centre and the developments around the ex BBC site

Description

All 6 units are single arches. TfL will consider either undertaking improvement works to the arches or will consider occupiers undertaking the works in lieu of a rent free period. The properties have electric and water supply, WC, and strip lighting. Access into the unit from Macfarlane Road is provided from sliding concertina doors within the brick arch infill. There is also access to small yard areas at the back of the arches via a single door.

Arches 139 and 141 have parking for approximately 3 to 4 vehicles; the remaining arches do not have external parking.

The arches will be provided in their current condition and can be let as a whole or individually.

Floor Areas (approx)

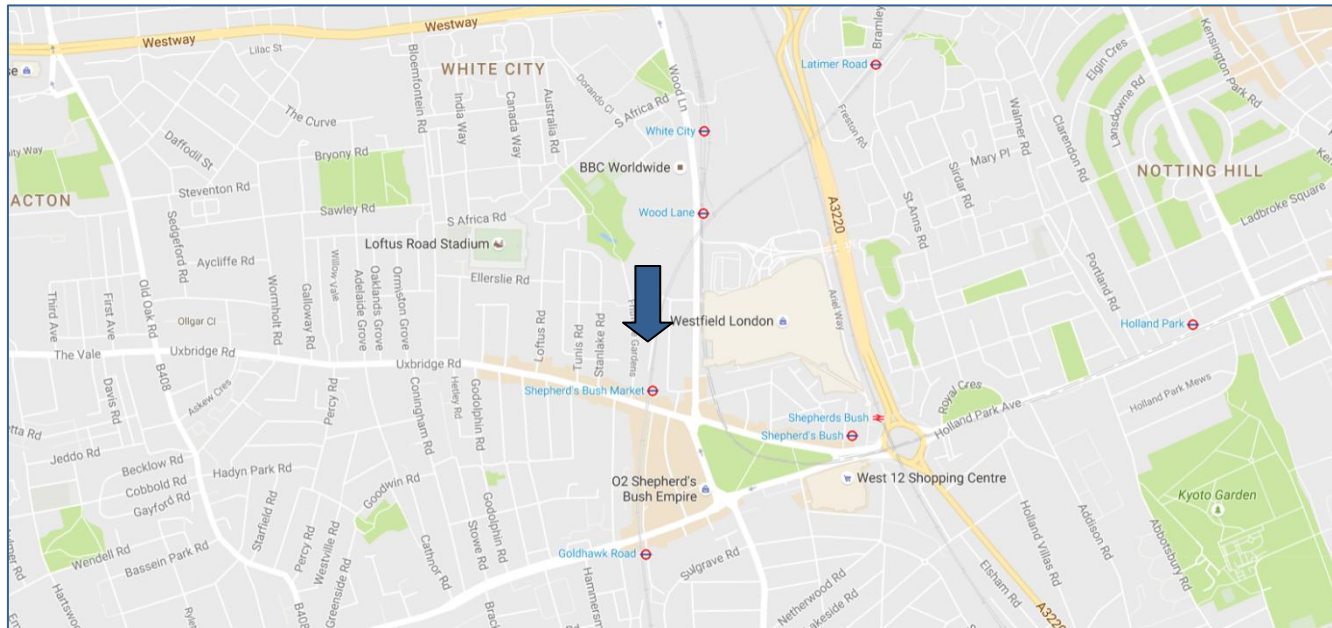
	Sq ft	Sq m
Arch 125	943	88
Arch 126	688	64
Arch 128	973	90
Arch 129	960	89
Arch 139	687	64
Arch 141	700	65
Total	4,951	460

Terms

A new full repairing and insuring lease is available at a rent of **£20 per sq ft exclusive** plus VAT Subject to Contract.

Rates

Interested parties should make their own enquiries of the Valuation Office.



©Googlemaps

Legal Costs

Each party is to bear their own legal costs.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property October 2016.

Viewing

Viewings are available strictly by appointment through sole agents:-

Tony Chalkley:
tonyc@grantmillswood.com

Miles Walby:
milesw@grantmillswood.com

