



**SELF  
CONTAINED  
OFFICES  
TO LET**

**1120 Sq. Ft (104 Sqm)  
Approximately**

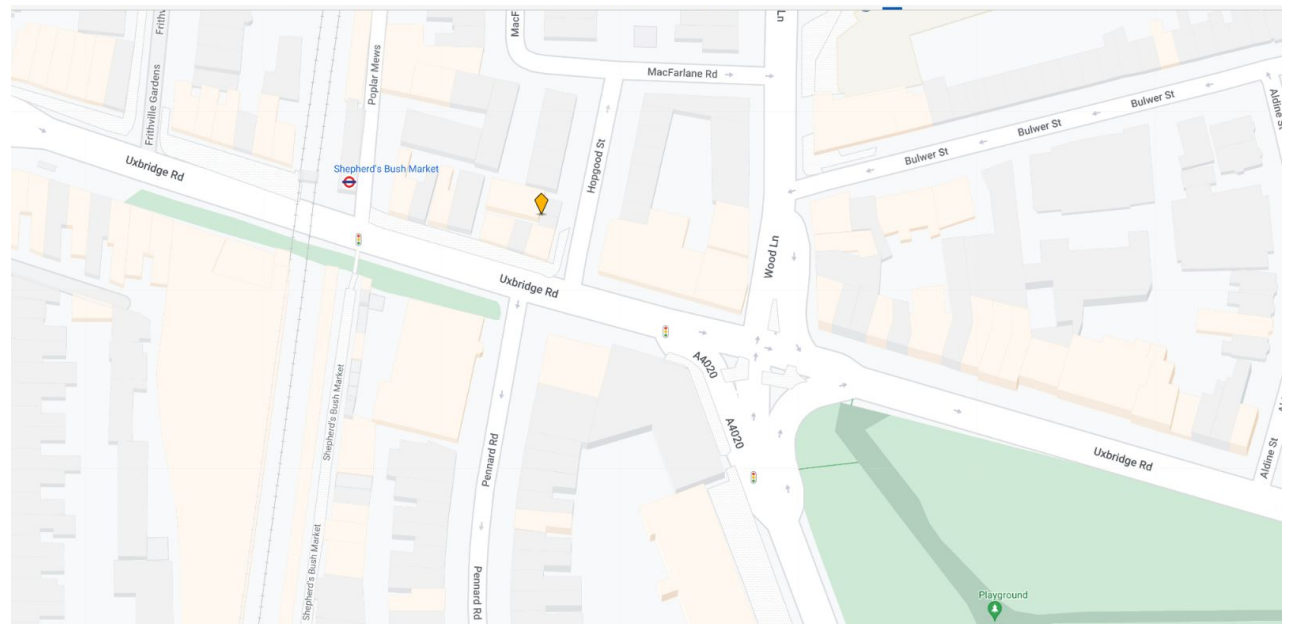
**1 HOPGOOD STREET**

**LONDON**

**W12 7JU**

**LOCATION:** The premises occupy a prominent position at the junction with Uxbridge Road and just off Shepherds Bush Green with Shepherds Bush Market Underground Station (Hammersmith and City and Circle Lines) nearby and numerous bus routes pass the door.

The famous Westfield Shopping Centre is also within walking distance providing excellent retail and leisure facilities. Vehicular access to the West End, Heathrow or the wider Motorway networks is via the M40 and A4/M4 a short drive away.



**DESCRIPTION:** The property comprises a self-contained ground floor and lower ground floor office arranged as several rooms, storage areas two WCs and a Kitchen.

**ACCOMMODATION:** The property offers the following approximate dimensions: -

Ground Floor                      620 sq ft (58 sq m)

Basement                            288 sq ft (26 sq m)

Basement Storage                212 sq ft (20 sq m)

**Total                      1120 Sq ft (104 sq m) Approximately**

**TERMS:** Our Clients wish to grant a new lease drawn on a full repairing and insuring basis for a term by arrangement.

**RENT:** £27,500 per annum exclusive of rates and other outgoings.

**Energy Performance Certificate** an EPC has been prepared and is available on request together with recommendations.

**RATES:** We have been advised by the London Borough of Hammersmith and Fulham that the property has been assessed as follows; Rateable Value £14,500. Rates Payable Estimated at £7,235.50 however interested parties should make their own enquiries.

**LEGAL COSTS:** Each Party to bear their own legal costs incurred in the transaction.

**TO VIEW:** Strictly by appointment through sole agents.

These particulars do not constitute an offer or contract, or any part of an offer or contract and all statements are made herein are made without responsibility on the part of ASL Aspect Surveyors Limited or the Vendor/Lessor.

Every Care and has been taken in the preparation of these particulars but any intending purchaser or lessee should satisfy themselves as to their correctness. The vendor does not make or give and neither ASL Aspect Surveyors Limited nor any person in their employment has any authority to make or give any warranty in relation to this property. Unless otherwise stated all rents and prices are exclusive of VAT.



**History:** The property is situated in the heart of Shepherd's Bush, being a stone throw away from Shepherd's Bush Market and the Westfield Shopping Centre.

1 Hopgood Street is a historic building, having previously been a jeweller. The new renovation complements the historic safes with a modern office fit out boasting 1,120 square feet over 2 floors with excellent natural lighting on the ground floor from 3 historic skylights.



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