

# Hammersmith

## 227 Shepherds Bush Road, W6 7AS

### Short term let available - Class E Unit



#### LOCATION

The subject property is situated in central Hammersmith within easy walking distance of Hammersmith tube Station and the Broadway Shopping Centre. Occupiers in the vicinity include Be At One, Premier Inn / Bar & Block, Perfect Smile, Wagamama, Pure gym, Surge, Hammersmith Library and Hammersmith Police Station.

#### ACCOMMODATION

The property is arranged over ground and first floors and is available for immediate occupation.

The building extends to the following approximate dimensions and net internal floor areas:-

Internal width	28'6"	8.69 M
Ground Floor commercial	1514 sqft	140.66 sqm
First floor office	510 sqft	47.38 sqm
<b>Total floor area.</b>	<b>2024 sqft</b>	<b>188.04 sqm</b>

#### LEASE TERMS.

The premises are for a short term to be agreed.

#### RENT

On application.

#### BUSINESS RATES

The VOA website indicates a RV of £35,500 for the unit..

#### EPC

Band D

Subject to Contract.

#### CONTACT JOINT AGENTS

**NJWE**

**Nigel Evans**

**T** 020 7459 4506

**M** 07393601201

**E** [nigel@njwe.co.uk](mailto:nigel@njwe.co.uk)

**W** [www.njwe.co.uk](http://www.njwe.co.uk)

**Hanover Green**

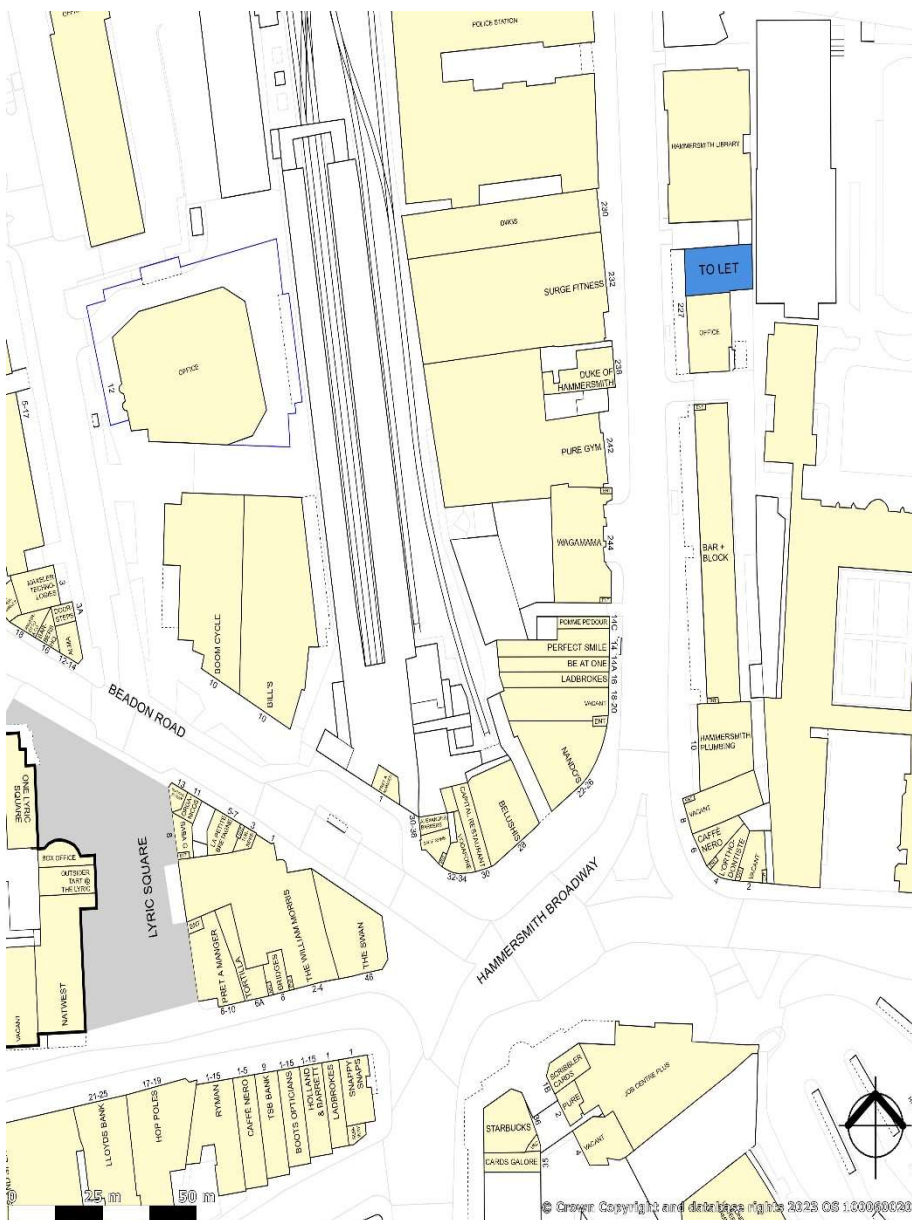
**Harry Pruden / David Cuthbert**

**T** 020 3130 6400

**E** [hpruden@hanovergreen.co.uk](mailto:hpruden@hanovergreen.co.uk)

**E** [dcuthbert@hanovergreen.co.uk](mailto:dcuthbert@hanovergreen.co.uk)

**W** [www.hanovergreen.co.uk](http://www.hanovergreen.co.uk)



NJWE Ltd (and where applicable their joint agent) give notice that whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or in particulars by vendor, lessor or the agent. NJWE Ltd T/A NJWE. NJWE Ltd are Registered in England and Wales No. 12634536. Registered office: One, Bell Lane, Lewes, East Sussex, BN7 1JU. All figures are exclusive of rates, service charge, VAT and all other outgoings.