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# TO LET

## SHORT TERM - HYBRID WAREHOUSE UNIT

ECONOMICAL FLEXIBLE TERMS AVAILABLE

# Cranford Works

## Springvale Terrace, Shepherds Bush, W14 0AE

**20,452 SQ FT** (1,900.05 SQ M)

- 4.4m Clear eaves height rising to 8m
- Loading bay
- Concrete floor
- WC's & kitchenettes
- Security concertina to entrance door
- Fitted office accommodation
- Close proximity to A4 & A40
- Loading door
- 3 Phase power
- Translucent roof panels
- Lighting
- First floor storage
- Walking distance to Kensington, Shepherds Bush & Hammersmith UG Station

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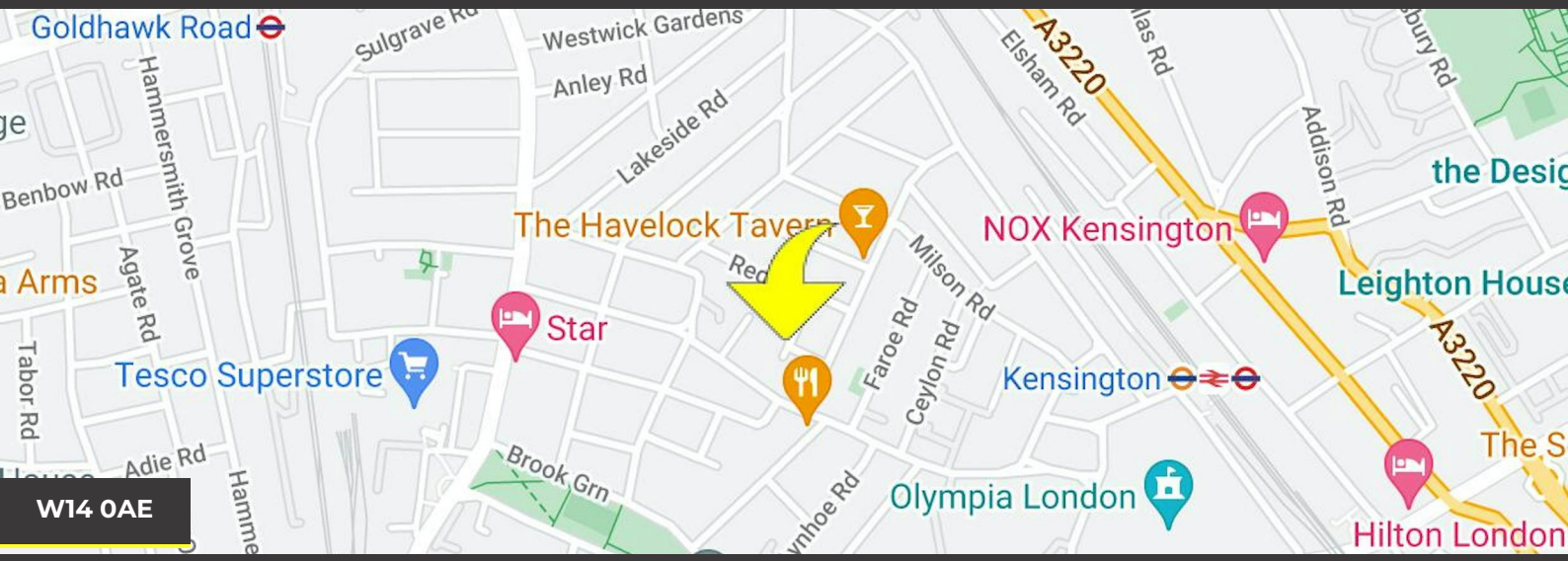
## Location

Cranford Works is situated on Springvale Terrace just a brief walk away from local amenities and from Kensington Underground & Overground Station (District Line) and Hammersmith Underground Station (District & Piccadilly Line) within a mile providing excellent access into Central London. To the south lies the A4 providing access to the M4 and further benefiting from the A40 approx. 1.6 miles to the north.

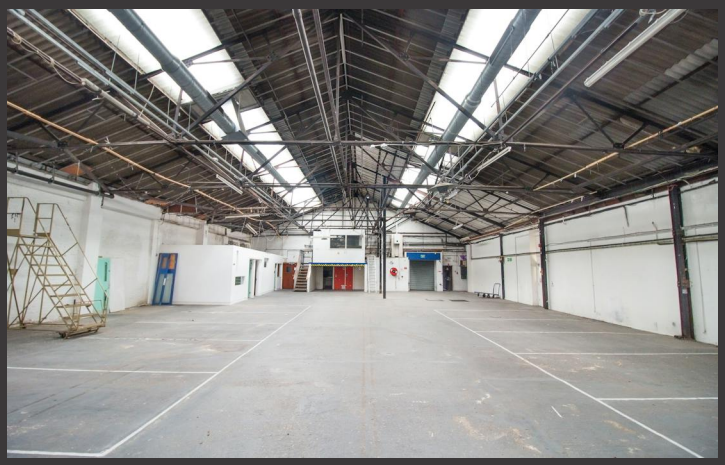


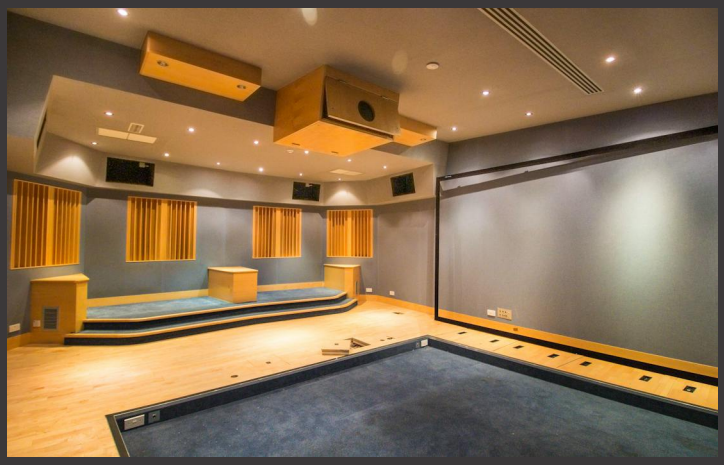

W14 0AE

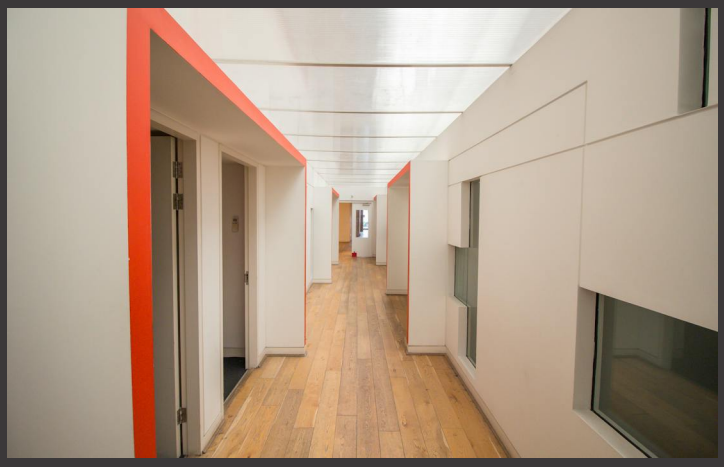
## Accommodation

| DESCRIPTION | SQ FT | SQ M |
|---|---|---|
| Ground Floor Warehouse | 6,459 | 600.06 |
| Ground Floor Offices | 10,721 | 996.01 |
| First Floor Offices | 3,272 | 303.98 |
| TOTAL | 20,452 | 1,900.05 |
| Mezzanine Storage | 1,325 | 123.10 |

All measurements are approximate and measured on a gross internal area basis.







## Summary

| | |
|---|---|
| Available Size | 20,452 sq ft |
| Tenure | New Lease |
| Rent | £10 per sq ft |
| Business Rates | Interested parties advised to contact the London Borough of Hammersmith & Fulham. |
| Legal Fees | Each party to bear their own costs |
| VAT | Applicable |
| EPC Rating | Upon enquiry |

**Description**
The subject premises comprises a hybrid warehouse unit located on Springvale Terrace. The building comprises a mixture of ground floor warehouse serviced by a loading door and loading bay, alongside ground floor fitted office accommodation. To the first floor lies further storage, with the unit benefitting from a clear eaves height of 4.4m, 3 phase power and welfare facilities. The unit is available on flexible terms.

**Travel Distances**
A40 - 1.6 miles
M4 - 3.4 miles
Kensington Underground & Overground Station (District Line) - 0.3 miles
Shepherds Bush Underground & Overground Station (Central Line) - 0.6 miles
Hammersmith Underground & Overground Station (District & Piccadilly Line) - 0.7 miles
Central London - 5.1 miles

Source: Google Maps

**Tenure**
Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

**Viewings**
Through prior arrangement with sole agents Telsar.

**Anti-Money Laundering (AML) Requirements**
Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

TELSAR.com
020 3333 2222

For further information or to arrange a viewing, please contact sole agents:

Dipesh Patel
**020 8075 1233**
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Jack Pay
**020 8075 1238**
jp@telsar.com

**Misrepresentation**
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