COMMERCIAL AGENCY

TELSAR

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)

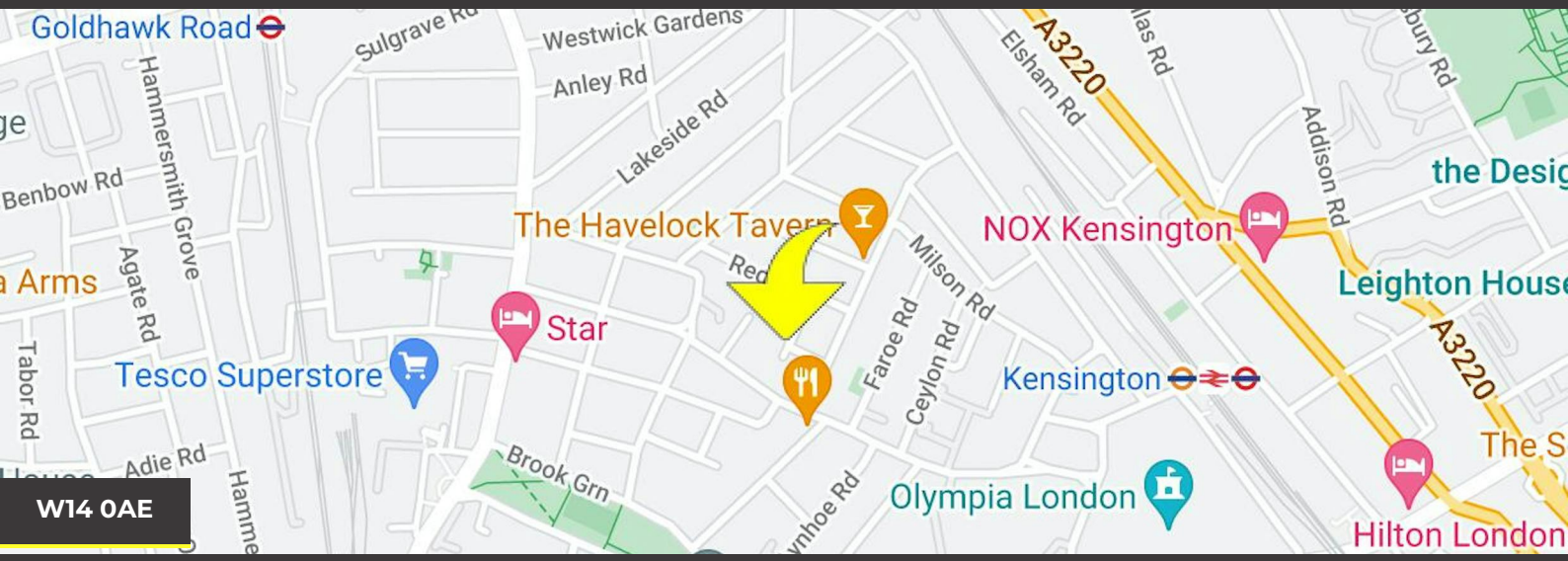
- 4.4m Clear eaves height rising to 8m
- Loading bay
- Concrete floor
- WC's & kitchenettes
- Security concertina to entrance door
- Fitted office accommodation
- Close proximity to A4 & A40
- Loading door
- 3 Phase power
- Translucent roof panels
- Lighting
- First floor storage
- Walking distance to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

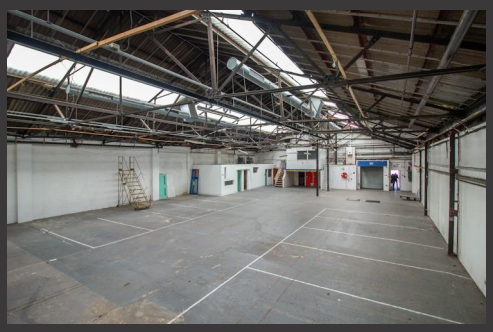
COMMERCIAL AGENCY

TELSAR

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.







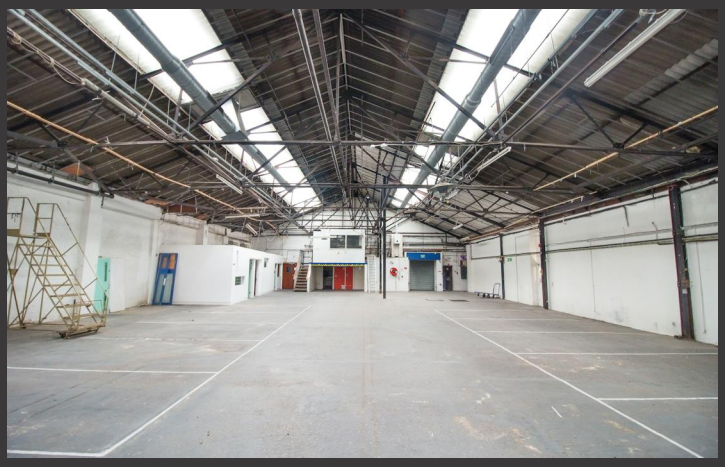


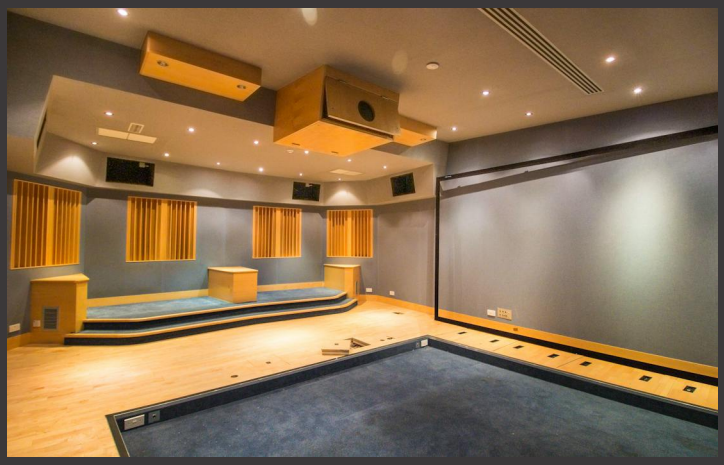
Accommodation

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.



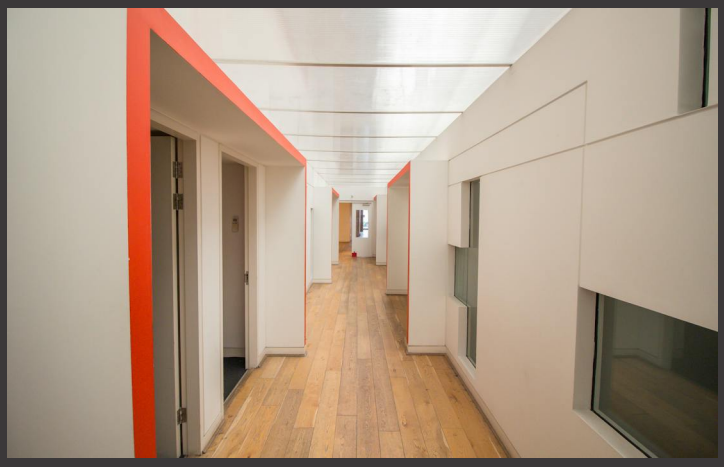














Summary

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
dp@telsar.com

Jack Pay
020 8075 1238
jp@telsar.com

Misrepresentation
Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties 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. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.