

Shepherds Bush W12

**Class E Office Investment with Development
Potential (VP 2028)**

Two adjoining buildings with large rear garden-

Freehold for Sale



59-61 Goldhawk Road, London W12 8EJ

Situation & Location

The property is situated on the the southern side of Goldhawk Road, adjacent **Goldhawk Road underground station** (Circle, Hammersmith & City Lines). Please see location plan below.

Description & Accommodation

The property comprises two adjoining office buildings with shop fronts, planned on basement, ground and two upper floors. Externally there is a rear garden: depth approx 15.8 m, width approx 10 m wide. The building is currently arranged and fitted out as digital editing suites, podcast suites, preview cinema, reception and break out area.

Net internal office area approx **2,549 sq ft** 237 sq m
Gross internal area approx **4,204 sq ft** 390 sq m

Please see floorplans below

Tenure: Freehold



Tenancies: The entire property is let to West Digital Ltd on two leases, both expiring in September 2028, drawn on internal repairing and insuring terms and taken outside the Landlord & Tenant Act 1954, producing an aggregate rent of **£66,250** per annum exclusive

Guide Price: One million and forty thousand pounds (£1,040,000) to give a net initial yield of 6% after usual costs of purchase, with significant future potential for redevelopment and change of use.

Energy Performance Certificate EPC rating 39 Band B

Legal Costs Each party to bear their own **VAT** Will not apply

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

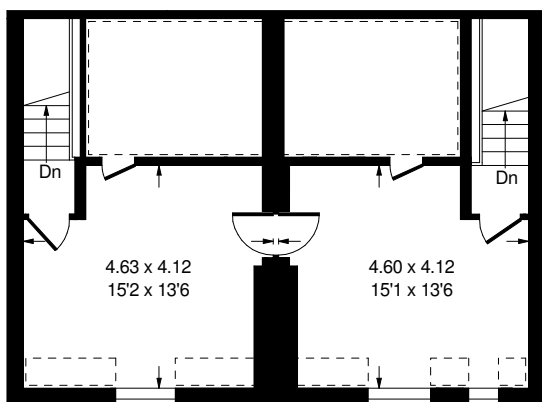
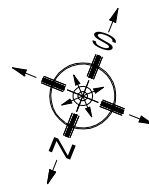
Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com



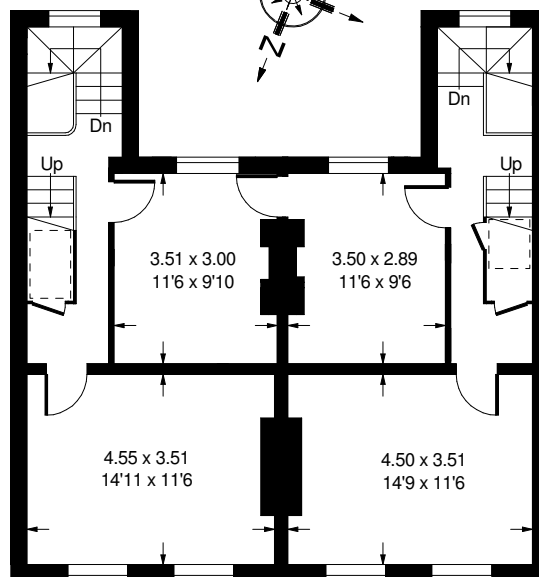
Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.

Goldhawk Road, W12

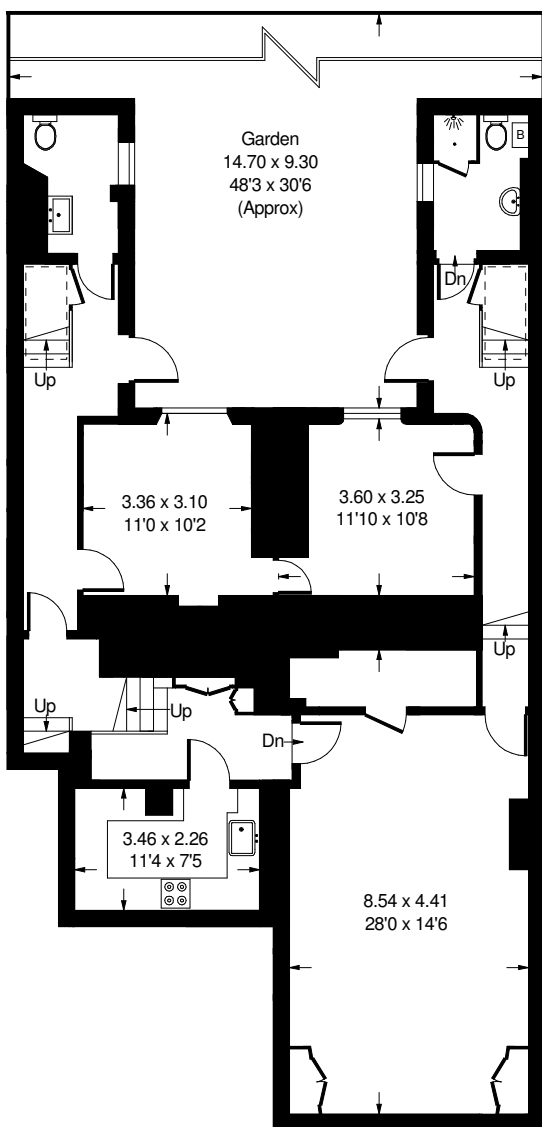
Approx. Gross Internal Area = 390.6 sq m / 4204 sq ft
(Including Reduced Headroom)



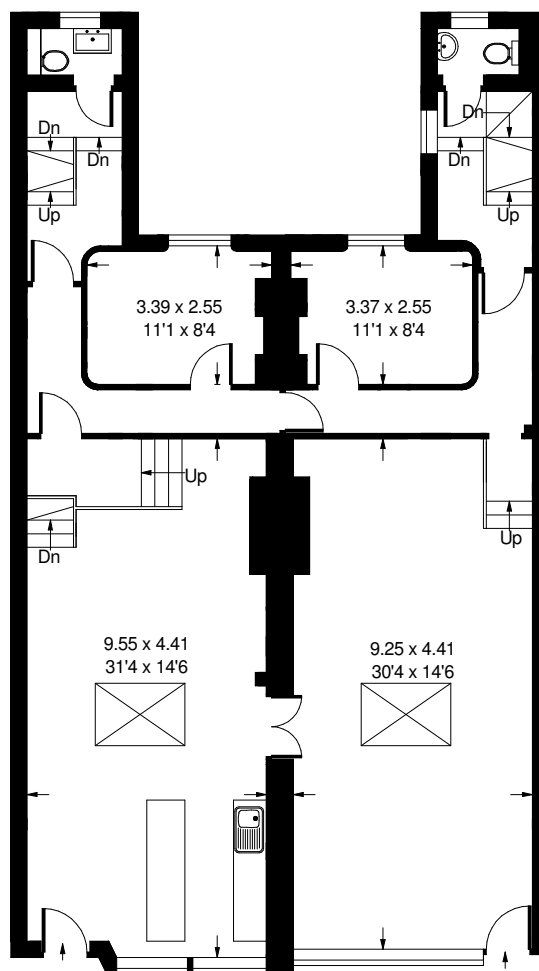
Second Floor




First Floor



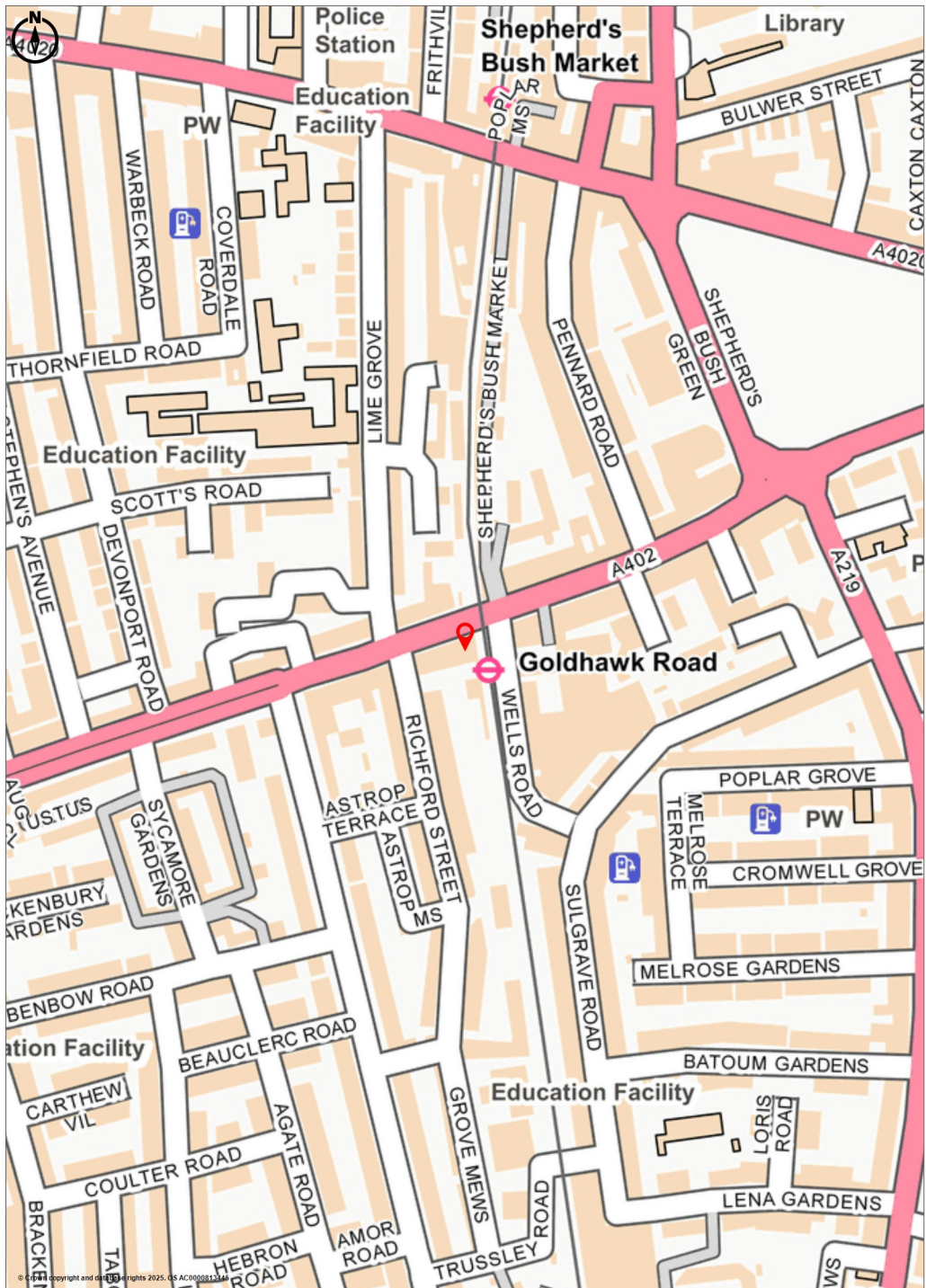
Lower Ground Floor



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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LANDMARK INFORMATION

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