

# ASKEW CRESCENT

SHEPHERDS BUSH, W12 9DP

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FOREST  
REAL ESTATE

# TO LET

## 1,576 SQ FT

### Modern Gated Office With Two Allocated Parking Spaces

#### Key Features

- Air Conditioning
- Wood Flooring
- WC and Shower
- Gated Estate
- Two Allocated Parking Spaces
- Spot Lighting
- Good Natural Light
- Available on a Sub Lease

**A1-A2 West 12 Studios, Askew Crescent**  
Shepherds Bush, W12 9DP





## Description

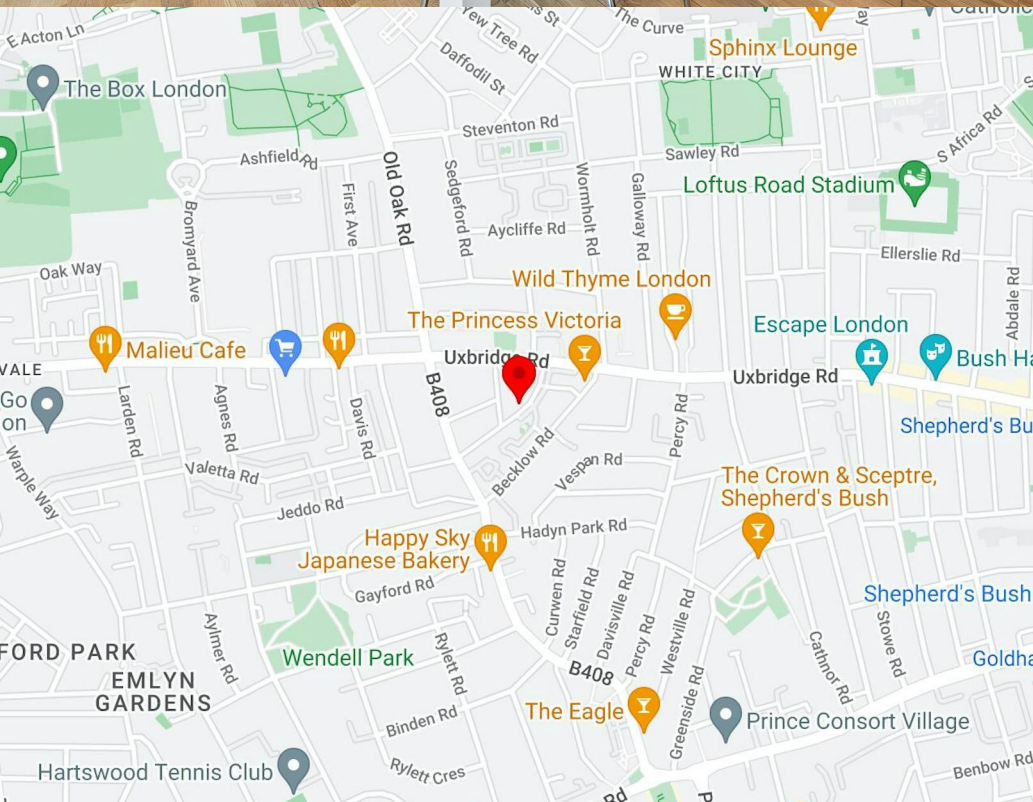
West 12 Studios is a secure courtyard development situated in Shepherds Bush.

Unit A1-A2 comprises a self-contained office spanning 1,576 ft<sup>2</sup> across the ground and mezzanine floors. Featuring contemporary design elements, this office includes glass-partitioned offices and partial ceiling heights reaching up to 4 meters.

The property benefits from Use Class E, making it suitable for a diverse range of businesses, such as health and medical services, as well as personal training studios.

## Location

Shepherds Bush is an area of West London in the London Borough of Hammersmith & Fulham. West 12 Studios is located less than 1 mile from restaurants and cafe's of Shepherds Bush Green and Westfield Shopping Centre.





# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,024	95.13
Mezzanine	552	51.28
<b>Total</b>	<b>1,576</b>	<b>146.41</b>

<b>Lease</b>	Assignment
<b>Rent</b>	£36,000.00 per annum
<b>Rates</b>	£13,223.50 per annum
<b>Service Charge</b>	£1,500 per annum
<b>VAT</b>	Not applicable
<b>EPC</b>	C (75)

# Contact

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**F O R E S T**  
R E A L E S T A T E

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