

**Alexander  
Reece  
Thomson**

**LOWER GROUND FLOOR  
MEDICAL SUITE  
TO LET**



**The Shepherds Building  
Charecroft Way  
London  
W14 0EE  
5,500 Sq. Ft. / 511 Sq. M. NIA Approx.**



## LOCATION

The Shepherds Building is located just south of Shepherds Bush Green. It benefits from being situated within very close proximity to numerous transport links including Shepherds Bush and Goldhawk Road underground stations (Central, Hammersmith and City and Circle Lines), Shepherds Bush (Overground Station and Bus Terminus).

The A40 Westway is also located very nearby giving convenient vehicular access to the West End.

Westfield Shepherds Bush is situated very close by as are a variety of hotels including K West Hotel and Spa, Dorsett Shepherds Bush and numerous budget hotels on the Shepherds Bush road.

## DESCRIPTION

The property benefits from a central reception, high specification bookable meeting room and an independent on-site café.

The suite is currently configured to provide a waiting room and a range of medical consulting, treatment and ancillary rooms. The premises could easily be adapted to suit the requirements of a range of occupiers.

## AMENITIES

Air conditioning, raised floors, perimeter trunking, good natural light, lift access, spot lighting, demised WCs and kitchenette, and a range of partitioned rooms.

## LEASE

A new lease is available on terms by arrangement

## TERMS

**New Lease** – available at £58.50 per sq. ft.  
Rent inclusive of Service Charge, exclusive of Business Rates

## BUSINESS RATES

**Rateable Value** - £141,000

**Rates Payable** - £72,333 (£13.15 per Sq. Ft.) per annum approx. (2018/19).

## EPC

Grade E (105) - Full EPC available on request.

## VIEWING

Please contact the sole agents;

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