

TO LET : 1ST FLOOR FITNESS STUDIO/OFFICE, W6



First Floor Fitness Studio/Office 587 SQ FT / 54.53 SQ M

123 King Street
Hammersmith
London W6 9JG

Location

The property is located on the east side of King Street, close to the intersection of Hammersmith Road and Shepherds Bush Road. Hammersmith Underground station is close by. The local area benefits from many cafes, restaurants and amenities.

Accommodation

The property comprises a first floor fitness studio or office space.

- open plan
- kitchenette
- good natural light
- wooden flooring
- WC's in common parts

Lease

A new lease is available by negotiation directly from the Landlord. Offers in excess of £16,150 per annum exclusive.

Rates

Rates payable approximately £8,483 per annum. (Rateable Value - £17,000).

Use - Important Notice

On 1st September 2020 a new Use Class E was introduced in England. This incorporates the old use classes A1, A2, A3, B1 and elements of D1 and D2. Thanks to this, the subject property can now be used for retail, light industrial, office, café, restaurant, training, R&D, creche/nursery, fitness, health and medical services without planning consent for change of use.

NB The Landlord is under no obligation to accept any of the above uses.



The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

Property Management
johnwilliams@astonrose.co.uk

Investment & Development
kenmorgan@astonrose.co.uk

Building Consultancy
andylynch@astonrose.co.uk

Sales, Lettings & Acquisitions
timrichards@astonrose.co.uk

Lease Advisory
robcragg@astonrose.co.uk

Valuation Services
duncanpreston@astonrose.co.uk

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Legal Costs

Each party is to be responsible for their own legal costs.

Energy Performance Certificate (EPC)

A new EPC survey has been commissioned.

Further Information and Viewings

Please contact sole agents Aston Rose:

Ed Lovell T: 020 7079 1952
E: edlovell@astonrose.co.uk

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E: jameshutton@astonrose.co.uk

Tim Richards T: 020 7409 9447
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Subject to Contract
August 2022

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