



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**117-123 Askew Road,
Shepherd's Bush W12 9AU**

PROMINENT COMMERCIAL UNIT AVAILABLE TO RENT

Summary

- **Class-E commercial unit** available **to rent** with **2 x off-street parking spaces**
- Accommodation extends **1,325sqft** and is laid out over the **ground floor** with a **double shop front & electronic shutters**
- Property is located equidistance (0.8 miles) to both **Stamford Brook (District)** and **Goldhawk Road (Circle and Hammersmith & City)** Stations, as well as **multiple bus routes**
- Unit was previously occupied as an electric bike showroom and **would suit a range of retailers**
- We are inviting offers in the region of **£39,500pax (£30psf) + VAT**, on a **new FRI lease** direct with the landlord

Description

Rare opportunity to **rent an attractive commercial unit** with **wrap around street frontage** onto both **Askew Road** and **Laurence Mews**.

Unit is laid out entirely on the **ground floor (1,325sqft)** and there are **2 x off-street parking spaces** that can be made available.

Having previously been occupied by an **electric bike showroom**, it had been **refurbished to a good standard**.

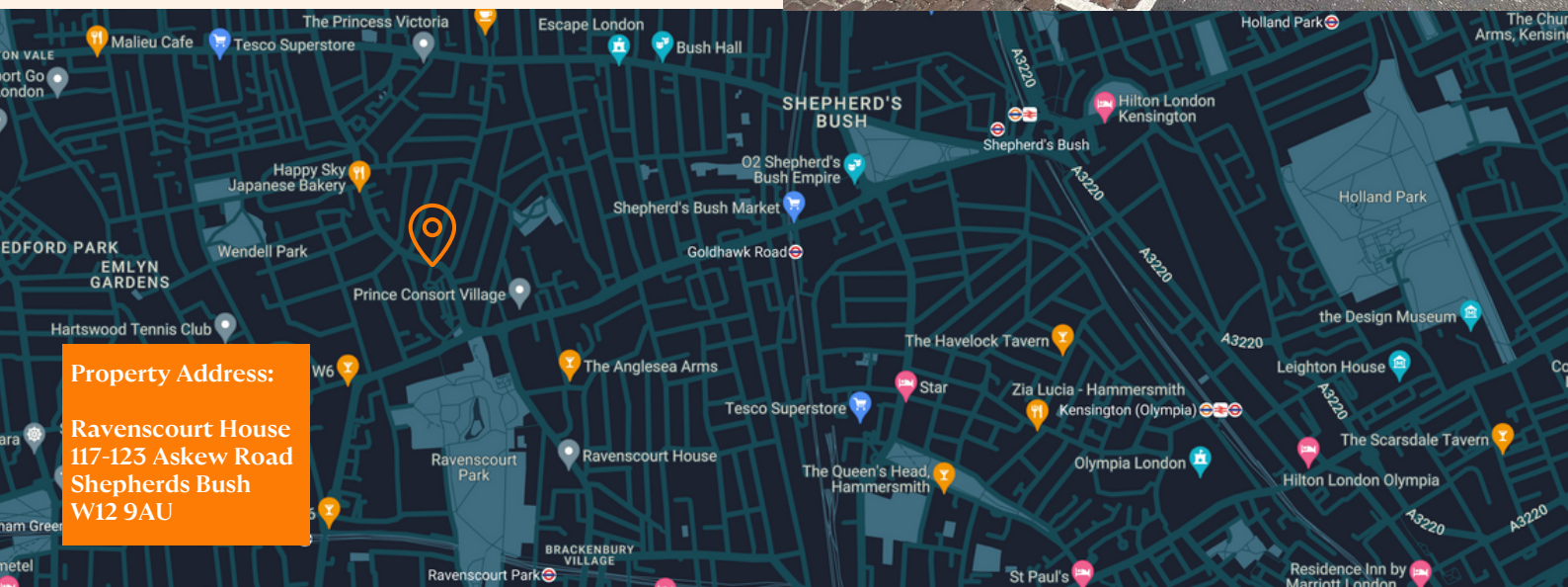
The property is **available as seen** on a **new FRI lease direct with the landlord**.

Location

Situated on the west side of **Askew Road**, the property benefits from being positioned amongst a range of established retailers including **Costa Coffee, Tesco Express** and **Gail's Bakery**, which is directly opposite.

Askew Road (B408) runs north to south between its junctions with **Uxbridge Road** and **Goldhawk Road**.

The area benefits from being a **popular residential area**, as well as **busy commercial hub**. Thus providing occupiers with **consistent trade 7-days** a week.



Viewings

Available via prior appointment, contact **Henshall & Partners** to arrange.

Business Rates

From the VOA we would estimate rates payable to be **£15,172pax**. We would recommend interested parties make their own enquires with the **London Borough of Hammersmith and Fulham**

Terms

We are inviting **rental offers** in the region of **£39,500pax (£30psf) + VAT** on a **new FRI lease** direct with the landlord.



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