



Ref: 1565



**Two Adjoining D1 suites of
1,208 sq. ft. and 986 sq. ft. Total floor
area about 2,194 sq. ft.**

To be let together or individually

**High visibility location, minutes from
Shepherds Bush Market underground
station**

**Ideal for medical, dental, educational,
specialist uses etc**



St Stephen's House, 41, Uxbridge Road, Shepherds Bush, W12 8LH

Modern, two storey building with gated entrance

Ready for immediate occupation

Two adjoining first floor suites comprising, 1,208 sq. ft. and 986 sq. ft.

To be let as one single unit or individually as two separate units, New F R & I leases for terms to be agreed

D1 use, ideal for medical, dental, education, training, yoga, etc.

Rental offers invited in the region of £26,500 pax for the smaller unit and £31,000 pax for the larger unit

Subject to contract

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Location

St Stephen's House is located fronting Uxbridge Road, adjacent to St Stephen's Church, within 2/3 minutes' walk to Shepherds Bush Market Station (Circle and Hamersmith & City). Many bus routes and excellent local shopping facilities and Shepherds Bush Market are also nearby. The property is also well located for easy access to to A4 for the M4 and A40 for M40. Kensington and the West End as well as Westfield Shopping complex are all within easy reach.

The Property

Modern two storey purpose built commercial building, built in 1992 arranged over ground and first floors. The access to the upper floors is via a gated entrance fronting Uxbridge Road leading to the access courtyard. The first floor has a separate entrance. Both the front and rear suites have been used for offices and medical purposes and are ready for immediate occupation subject to the occupiers own fit out requirements. To be let as individual suites or as a single unit. The rear suite features air conditioning and the front suite includes an x-ray room Both have good natural light and have flexible accommodation that can be left open plan or partitioned to form offices and or consultation/treatment rooms. Both have existing D1 use.

Front Suite

- Main area
- Front room
- Rear room
- X-ray room
- Store
- Kitchen
- WC's on both the ground and first floors

Gross internal floor area approx. 1,208 sq ft (112.22m²)

Rear Suite

- 4 x offices/consultation rooms
- Entrance hall
- Kitchen

Gross internal floor area approx. 986 sq ft. (91.60m²)

Total gross internal floor area approx. 2,194 sq. ft. (203.82m²)

Services

- Gas Central heating.
- Alarms
- The rear suite has air conditioning.
- CCTV

Note: Services not tested

Exterior

Gated entrance leading to shared courtyard entrance.

Planning

We are advised the properties both enjoy D1 use. The front suite has most recently been used by Chiropractor and the rear suite as offices for local health authority

Rating

To be advised.

EPC

Band D

VAT

We are advised the property is elected for VAT purposes

Lease

New F R & I lease for a term to be agreed subject to geared rent reviews

Rent

Rear Suite £26,500 per annum exclusive

Front suite £31,000 per annum exclusive

Service charge

A - Non refundable charge £2 per square ft + VAT to include:

Replacement /repairs to the roof, external decorations every 3-5 years

Redecorations to halls, stairs and landing

Carpets as required

B - on account payment-gas central heating, water charges, cleaning communal parts,

courtyard and covered walkway, repairs to communal areas, refuse collection and window cleaning to be agreed with the tenants.

Management/caretaker and accounting costs

Costs

Each party to be responsible for their own legal and professional fees

References

Bernard Gordon & Company charges a fee of £200 plus VAT for taking up references for proposed tenants (if required). This fee is non-refundable after the references have been taken up, irrespective of whether or not they are accepted by the landlord.

Holding Deposit

Tenants/purchasers wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3,000. This deposit is not refundable except if the landlord/vendor withdraws, clear title cannot be proved or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective tenant/purchaser fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the tenant/purchaser does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

Viewing strictly by appointment only.

Call Bernard Gordon or Ben Wallis:

Tel: 020 8099 3119

Email: Sales@bernardgordon.co.uk



Site plan not to scale

