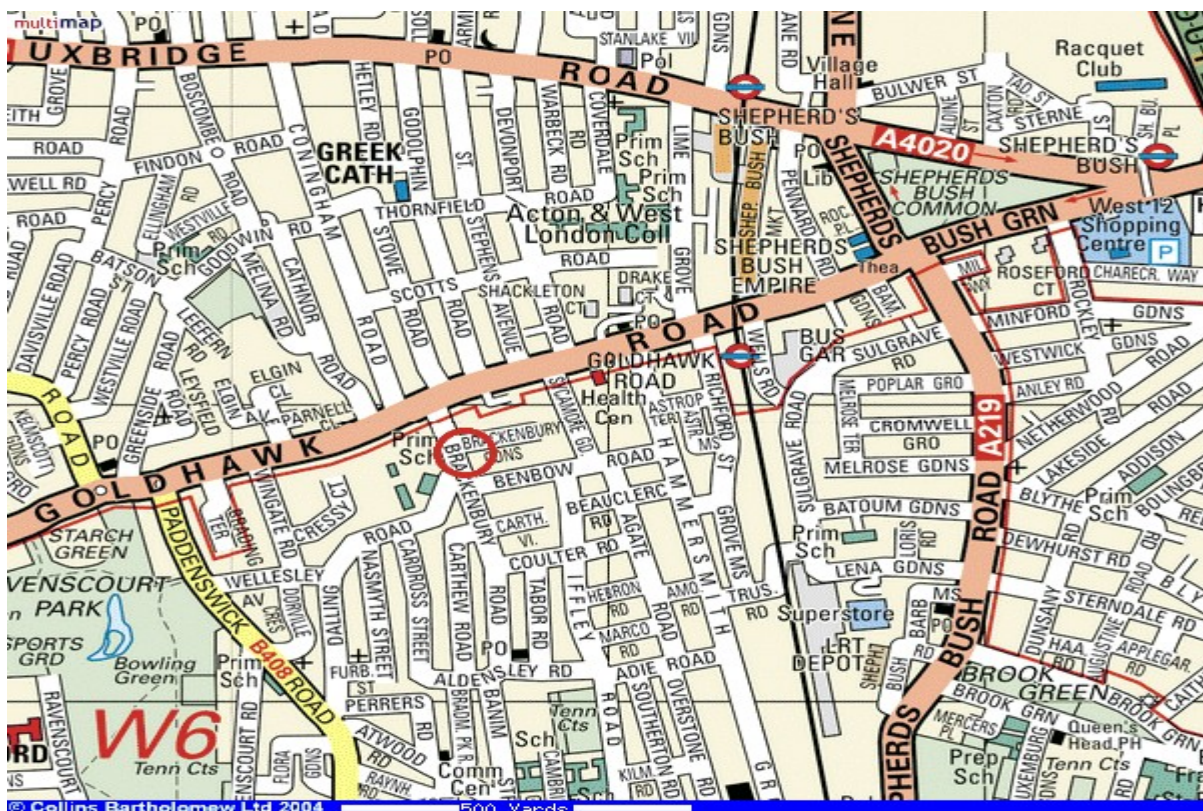


TWO STUDIOS OFFICES TO LET

FROM 450 TO 550 SQ.FT

AT 3A BRACKENBURY ROAD, W6

LOCATION- the property is located at the northern end of Brackenbury Road, just to the south of Goldhawk Road, lying in the highly desirable area of Brackenbury Village. Goldhawk Road (Hammersmith & City Line) and Stamford Brook (District Line) tube stations are a short level walking distance. The area is well served by numerous bus routes and the A4 and A40 are easily accessed. The shopping areas of Hammersmith, Chiswick and Shepherds Bush are within straightforward reach.



DESCRIPTION- the property comprises four modern studios at ground and first floor levels, built to be occupied individually or together, with each studio having its own heating, power and other amenities. The complex is accessed off Brackenbury Road through security gates. Ground Floor (studio 2) provides approximately 550 sq.ft; First Floor (studio 4) provides about 450 sq.ft.

AMENITIES

- **INDIVIDUAL GAS FIRED CENTRAL HEATING SYSTEMS**
- **FIRE AND SMOKE DETECTORS**
- **CCTV SYSTEM**
- **BURGLAR ALARM**
- **KITCHEN AND TOILET FACILITIES IN EACH STUDIO**
- **CARPETS**

SERVICE CHARGE Individual studios will pay their proportionate share of the whole to include rates, building insurance, repairs, cleaning and maintenance.

TERMS- the units are available to lease on flexible terms at a rent equating to **£20.00 psf**

LEGAL COSTS- each party to bear their own costs.

VIEWING- by appointment through the agents, ac@whitmanandco.com

Whitman & Co Commercial 020 8987 9190