

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## TO LET Office/Business Unit

Unit 7 Issigonis House, Cowley Road,  
London W3 7UN

CONTACT **Mike Bumford | Rapleys**  
07788 412168 | michael.bumford@rapleys.com

**Jojo Finn | MJ Finn Commercial**  
020 8995 5678 | jojo@mjfinncommercial.co.uk

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88.72 sq m (955 sq ft)

Suitable for a variety of uses  
within Use Class B1

Good public transport links

Car parking spaces available by  
separate negotiation

On-street car parking available

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### Location

The unit is located on Cowley Road which is situated just off Uxbridge Road (A4020) - the main road from Shepherd's Bush through Acton and to the North Circular Road. The A40 Westway is located approximately 0.5 mile to the north and provides access to central London to the east and the M40 and M25 motorways to the west. The M4 is approximately 1.7 miles to the south west and provides a connection to Heathrow Airport.

There is good public transport links with regular bus services connecting the property to Shepherd's Bush Underground Station, serviced by both the Central Line and mainline Railway Station with London Overground and Southern Rail services. Goldhawk Road Underground Station is within walking distance and is serviced by the Circle and Hammersmith & City Lines.

The immediate surrounding area is residential with some commercial uses on the adjacent side of Swainson Road. There is good local amenity with a **Tesco Metro** fronting Uxbridge Road which is part of the same development along with a range of cafes, restaurants, pubs and shops.

### Description

The unit forms part of the ground floor of a wider residential development by Shepherd's Bush Housing Association. The unit is accessed from the front at street level or from the rear via the car park.

The unit is arranged over ground and mezzanine floor level. In terms of specification the unit comprises a full height glazed frontage, carpeting, spot lighting, a kitchenette and 2 x WC's. Allocated car parking might be available by separate negotiation. Unrestricted on-street car parking is available on both Swainson and Cowley Road.

The property hours of use are 07:00 to 20:00 hours Monday to Saturday. Operating hours could be extended subject to Ealing Council's consent.





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### Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Unit 7	88.72	955

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

Leasehold.

### Terms

Available by way of a new full repairing and insuring lease.

### Rent:

Unit 7: £22,500

Rents are exclusive and subject to VAT.

### Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

### Energy Performance

Energy Performance Asset Rating:

Unit 7: C64

### Legal Costs

The tenant is to be responsible for both parties legal costs.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

By appointment.



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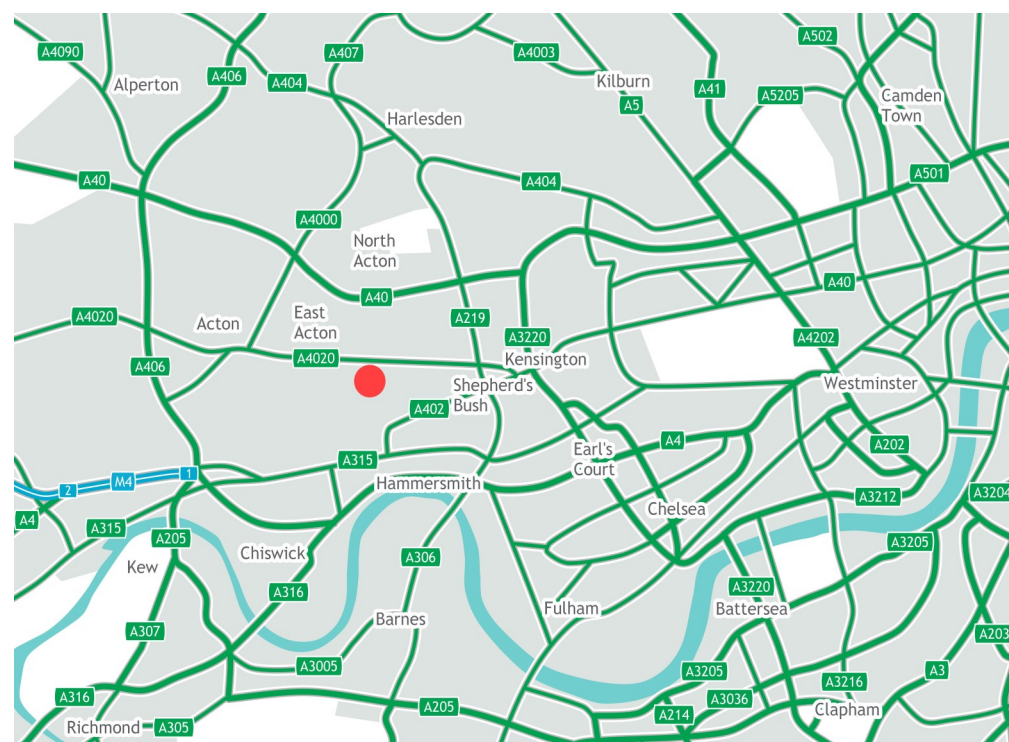
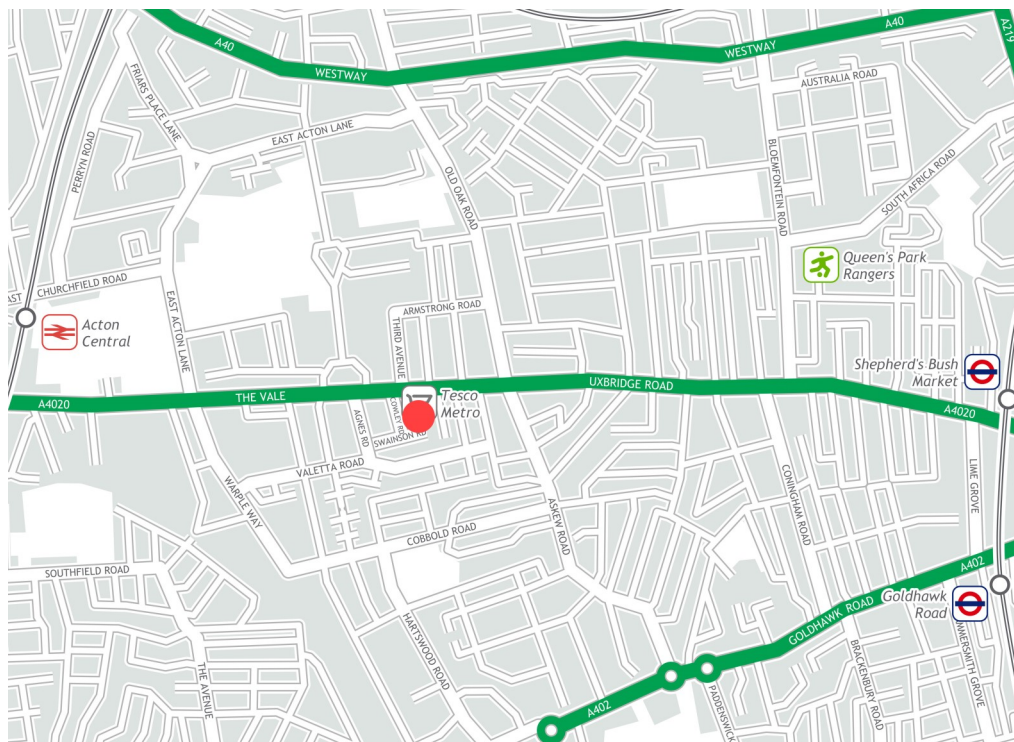
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