

TO LET

Class E Use

The Grampians, London, W6 7LN



3 Units in Shepherd's Bush Road

637 sq ft 59.17 sq m

700 sq ft 65.03 sq m

240 sq ft 22.96 sq m

RETAIL

CAFE

BEAUTY SALON

OFFICE etc

Features:

- New Lease
- Class E Use
- Arranged over ground floor
- Flexible terms
- WC
- Prominent Location
- Attractive period building
- Boutique parade of shops
- Available fully fitted or in shell condition
- Competitive Rent

Terms:

- Flexible lease terms
- Low business rates
- No service charges

Area:

Unit 4 637 sq ft (59.17 sq m)
Unit 5 700 sq ft (65.03 sq m)
Unit 6 240 sq ft (22.69 sq m)

Rent: From £15,000 pa

Premium: No premium

Service Charge: None

The rent is inclusive of:

- Building Insurance
- Water Rates
- Heating

Business Rates: Under review by the Valuation Office

EPC: E (119)

Available: June 2025

Legal Costs: Each party to bear their own costs

Viewing: By appointment only

Location

These properties are located in Hammersmith at the northern end of Shepherd's Bush Road, just a short walk from the affluent neighbourhoods of Brook Green and Brackenbury Village. They benefit from high visibility within the iconic Grampians building, combined with the exclusivity and tranquillity of a slightly set-back position. They further benefit from excellent transport links, including three nearby Tube stations, numerous bus routes, on-street parking, and close proximity to a public car park.

Description

These units will be available fully refurbished to a high standard from June. The photos below show a similar property recently refurbished by the Landlord.

Alternatively, they are available immediately in shell condition, allowing the Tenant to fit them out to suit their own business needs. If taken in shell condition, the Landlord will offer a generous rent-free period.

The Tenant benefits from an inclusive rent covering costs typically charged separately, such as building insurance, water rates, and heating. The Tenant is only responsible for business rates and electricity.

