

To Let

**The Shepherds Building, Charecroft Way, London,
W14 0EE**

2,900 sq ft

- Excellent location
- Excellent transport links
- Stimulating a culture of creativity and collaboration
- On site cafe



The
Shepherds
Building



Location

The Shepherd's Building is located in the heart of the vibrant Shepherd's Bush and White City area in West London, close to Westfield Shopping Centre, Notting Hill, Earls Court and Olympia Exhibition Centres.

The area has excellent transport links with both London Overground (serving Willesden Junction to the north and Clapham Junction to the south) and four Underground (Central, Circle, and Hammersmith & City Lines) stations and numerous bus routes to the City and West End.

There are fast road and rail links to Heathrow via the M40, M4 or Piccadilly Line.

Property

Packed with innovators and connectors, creators and doers, The Shepherds Building is an unrivaled hub of creativity in West London.

The building's history and distinctive character teamed with exciting new central spaces means we're more than your average office building.

The new look reflects our members forward-thinking attitude and embraces creativity and collaboration.

A new central reception, meeting area and refurbished café/bar, support and fuel our members' ideas and help them take their business to the next level.

Specification

Raised floor with floor boxes
Concrete ceiling with exposed services
LED lighting
Natural ventilation

Amenities

Licensed café/bar and terrace
Event space
24 hour access and on site security
Three manned receptions
Dedicated cycle bays
State of the art shower block equipped with lockers & drying rooms
Six passenger lifts

Accommodation

2,900 sq ft is available to let on the second floor.

Floor / Unit	Sq ft	Availability
2nd	2,900	Available
Total	2,900	

EPC

This property has been graded as 98 D.

Rent

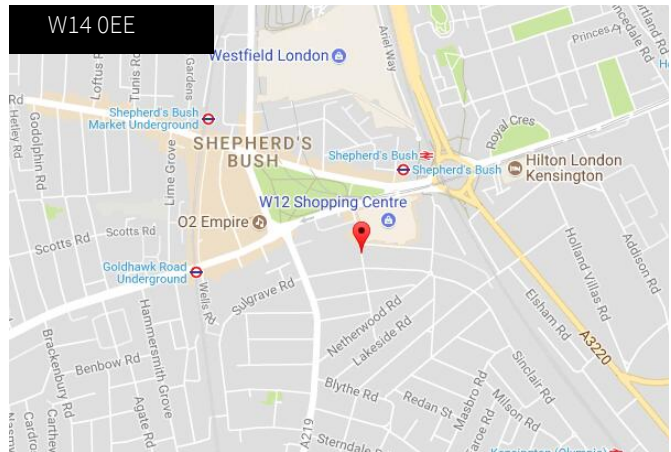
£55 per sq ft Estimated

Business Rates

Rates Payable (2017/2018): £17.76 per sq ft
(based upon Rateable Value: £109,000 and UBR: 47.9p)

Service Charge

£10 per sq ft



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