

WEST 12 STUDIOS,

Askew Crescent, London W12 9DL

Virtual Freeholds For Sale Gated Courtyard Studio Offices

Units ranging from 583 ft² to 4307 ft²

Location



West 12 Studios is situated between the Uxbridge Road (A4020) and the Askew Road (B408) in an area between Hammersmith and Acton in West London. The Uxbridge Road (A4020) links directly to Shepherd's Bush, the west cross route and the A40 (M) for the west end of London and the west. Hammersmith and the M4 lies approximately ½ mile to the south via the Askew Road (B408). Stamford Brook Underground (District Line) and Goldhawk Road Underground (Hammersmith and City Line) Stations are approximately 10 minutes walk from the property. There are numerous pubs, coffee shops and restaurants on the Askew Road.

Description

West 12 Studios is currently being developed into a brand new gated studio office development comprising 12 self contained units on ground and part first floors surrounding a secure courtyard. Each unit has allocated parking and benefits from the following gross internal accommodation and amenities:

Accommodation			Price
A1	Ground floor	573 ft ²	£210,000
	Mezzanine	555 ft ²	
	Total	1128 ft²	
A2	Ground floor	554 ft ²	£210,000
	Mezzanine	555 ft ²	
	Total	1109 ft²	
A3	Ground floor	567 ft ²	£190,000
	Mezzanine	372 ft ²	
	Total	939 ft²	
A4	Ground floor	873 ft ²	£255,000
	Mezzanine store	287 ft ²	
	Total	1160 ft²	
1 st Floor Offices 1-5	First Floor	915 ft ²	£199,000
1 st Floor Offices 6-14	First Floor	1240 ft ²	UNDER OFFER

Accommodation			Price
B1	Ground floor	583 ft ²	£150,000
B2	Ground floor	852 ft ²	£240,000
	Mezzanine	202 ft ²	
	Total	1054 ft²	
B3	Ground floor	1203 ft ²	£400,000
	Mezzanine	803 ft ²	
	Total	2006 ft²	
B4	Ground floor	1152 ft ²	£310,000
	Mezzanine	263 ft ²	
	Total	1415 ft²	
B5	Ground floor	393 ft ²	UNDER OFFER
	Mezzanine	157 ft ²	
	Total	550 ft²	
B6	Ground floor	662 ft ²	UNDER OFFER
	Mezzanine	36 ft ²	
	Total	698 ft²	

Units A1 – A4 can be sold separately or as a combination of units offering flexibility of unit size ranging from 939 sqft, 2208 sqft (A1 and A2), 2099 sqft (A3 and A4) or 4307 sqft (A1 – A4 inclusive).

Proposed Amenities:

- On site parking
- Galvanised steel Perimeter Trunking
- Designer lighting
- Each unit benefits from Air Conditioning
- Kitchen and WC facilities
- Excellent natural light
- Hardwood flooring
- Roller Shutter Door Access to 3.32m on ground floor units
- 24 hour access
- High ceilings on ground floor units to a maximum height of 4.35m
- Secure, gated courtyard

Tenure: Virtual freehold. Each unit to be offered on the basis of a 999 year lease at a peppercorn ground rent. Each lessee to receive 1 share in the management company that owns the freehold

Rates: To be confirmed

Viewing: Strictly by appointment with joint sole agents:
Frost Meadowcroft 020 87481200
Boston Gilmore 020 7603 1616

