



## Unit 2d Woodstock Studios

36 Woodstock Grove, Shepherd's Bush, London, W12 8LE

**Outstanding first floor office set within the uniquely converted former BBC Recording Studios.**

**1,948 sq ft**  
(180.98 sq m)

- Secure, gated development.
- Fantastic levels of light throughout.
- Charming period features.
- Within 5 minutes of Shepherd's Bush Station.
- Two C-Suite offices & separate Boardroom.
- Offered with Full Vacant Possession.

# Unit 2d Woodstock Studios, 36 Woodstock Grove, Shepherd's Bush, London, W12 8LE

## Summary

<b>Available Size</b>	1,948 sq ft
<b>Rent</b>	£55,000 per annum
<b>Price</b>	£775,000 Guide Price
<b>EPC Rating</b>	D (87)

## Description

This delightful self-contained office is set on the first floor of this unique Character conversion in the heart of Shepherd's Bush. Uniquely located to benefit from the numerous advantages of West London and maintaining outstanding links to The West End, Heathrow & The City of London. This property was previously occupied by BBC's recording studios prior to its conversion to a private gated community serving numerous, well-placed businesses.

The first floor office is currently laid out with two C-Suite offices, private boardroom and approximately 20 work stations. The floor further benefits from an intercom system, private W/C's, shower room, a well-equipped kitchen, wall-mounted light fittings and delightful wooden flooring. The property presents in extremely good condition throughout and is provided with full vacant possession on completion of the legal formalities.

## Location

Woodstock Studios is perfectly placed on the south side of Woodstock Grove, directly opposite the Holland Park Roundabout. This ever-desirable location has seen numerous developments becoming an increasingly trendy locale and hub for West London Business.

There are numerous household brands operating in the immediate vicinity including Pizza Express, Wendel's Bakery, Greggs and the numerous brands within The West 12 Shopping Centre and Westfield. Public transport is outstanding with Shepherd's Bush Station (Central line, Overground & National Rail) and Shepherd's Bush Market (Hammersmith & City line) each within 5-10 minutes of the offices. These links provide direct connections to Heathrow, The West End and the City of London.

## Terms

Guide Price: £775,000.

Rent: £55,000 per annum.

Rateable Value: £50,000.

EPC Rating: D (87).

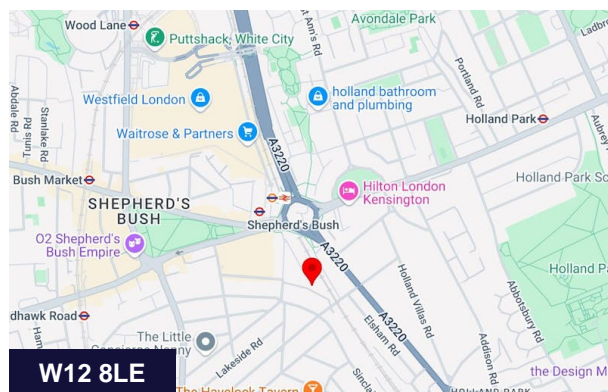
USE CLASS: Use Class E.

Local Authority: The London Borough of Hammersmith & Fulham.

Possession: Vacant Possession on completion of legal formalities.

VAT Status: To be confirmed.

Legal Costs: Each party is to bear their own legal costs.



## Viewing & Further Information



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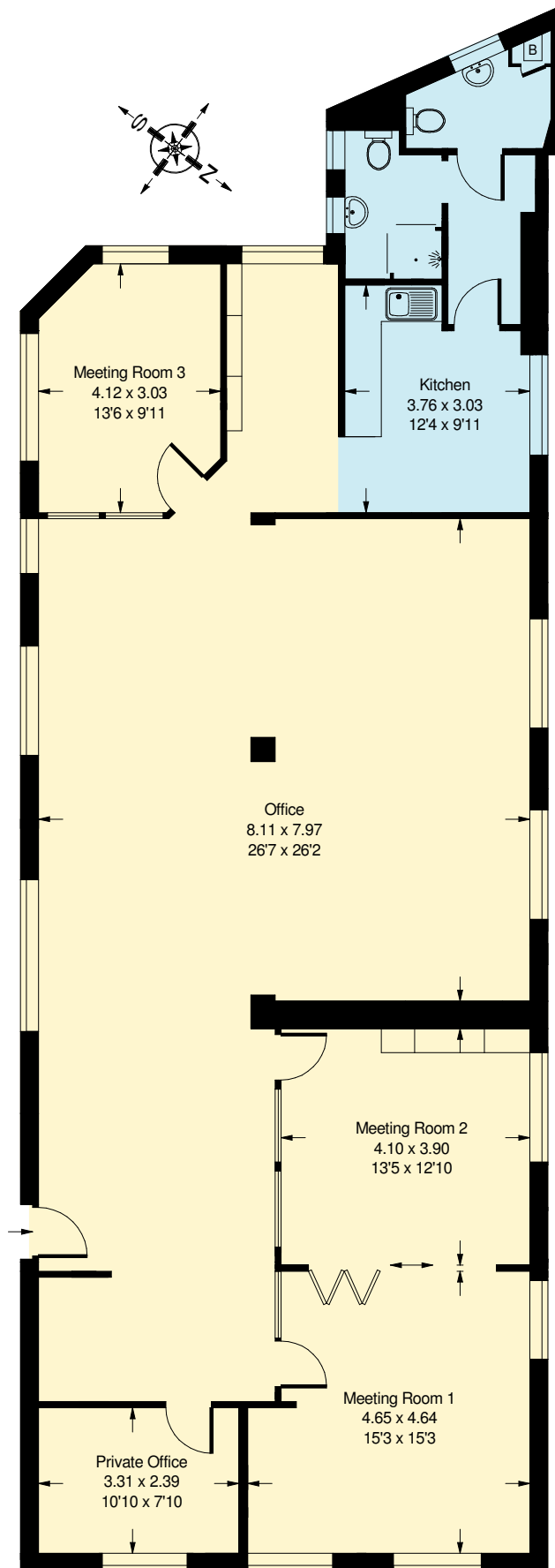
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# Woodstock Studios, W12

Approx. Gross Internal Area  
181 sq m / 1948 sq ft



## First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.