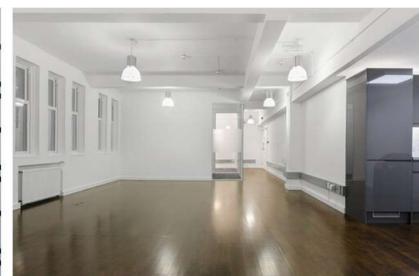
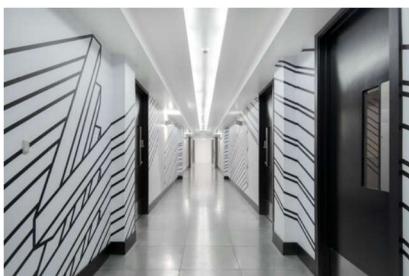


OFFICE TO LET



The Shepherds Building, Charecroft Way, W14 0EE

£ 21,000 Per Annum

## Highlight Features

- ✓ 24 Hour Access
- ✓ Available Now
- ✓ Cafe
- ✓ Close to Tube Station
- ✓ Cycle Racks
- ✓ Great Transport Links
- ✓ Meeting Rooms
- ✓ Service Charge Included
- ✓ Staffed Reception

## Description

The Shepherds Building offers over 70 stunning offices and studios set over 8 floors featuring masses of natural light, high ceilings and a modern finish. The property benefits from a central reception, high spec bookable meeting room and an independent on-site café to keep you fuelled throughout the day. The Shepherds Building also offers a Wired Certified Gold rating for digital connectivity, ranking it with the most digitally secure and resilient commercial buildings in the UK. If that's not enough, all of the spaces offer flexible leases allowing your office space to grow with your business.

### Location:

Situated just moments from both Shepherd's Bush tube and railway stations, The Shepherds Building is easily accessible from all over London, with direct links to the centre of town. Cycle racks are also provided. World famous Westfield shopping centre is within a 5-minute walk.

### Terms:

Available now for a term to be negotiated at an annual rent of £21,000 + Vat (£1,750 + Vat per month inc service charges).

### Accommodation:

Ground floor office: 39 sq / 419 sq ft.

### Business Rates:

Applicants are advised to make their own enquiries with London Borough of Hammersmith and Fulham Council.

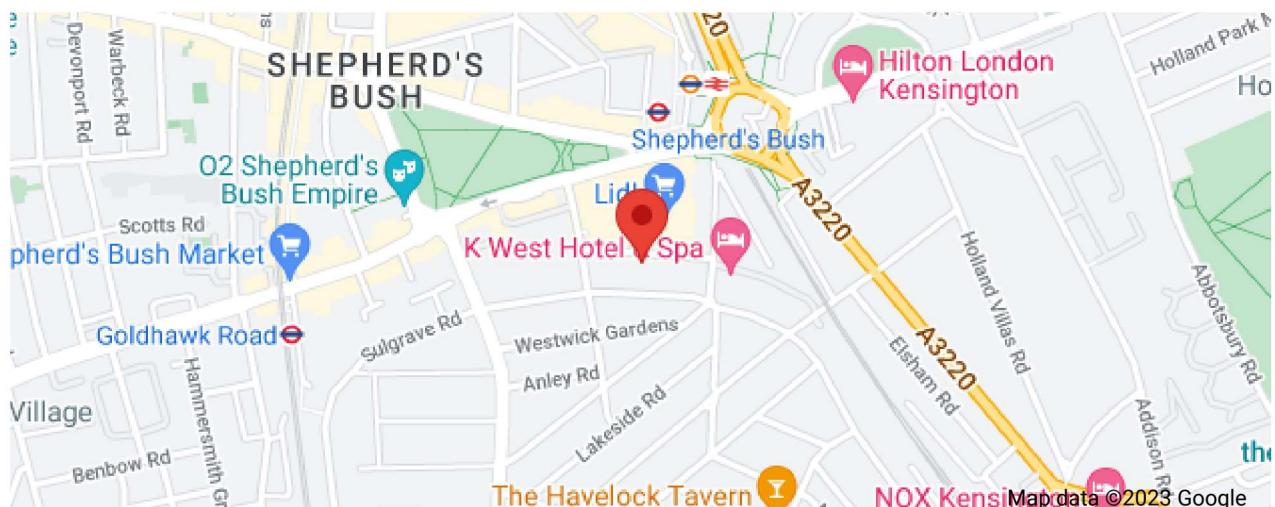
### EPC:

Energy performance certificates available upon request.

### Viewings:

Strictly by an appointment via Kingworths.

## Map



## Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: [info@kingworths.com](mailto:info@kingworths.com)