

502 sq ft of commercial / retail space available

Victoria Davies

Over 4.5 million customer journeys were made through Wood Lane Station last year. This could be the ideal destination for you to do business.

Start your journey with us today.



We have helped over 1,500 businesses to find their ideal destination in our properties on high streets, in stations and railway arches across the capital

o find out more about partnering with us and our big plans for the

# To let

Retail or Food & Beverage Unit, Wood Lane Station, W12 7SL

Wood Lane station is situated in the White City area of west London, northwest of Westfield London Shopping Centre. The station is situated in Travelcard Zone 2.

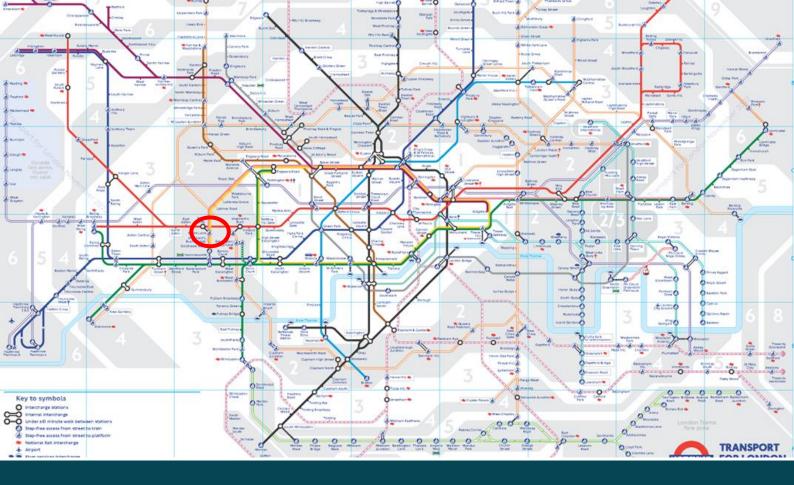
The station is located within close proximity to Westfield London Shopping Centre which is one of London's biggest and primary Shopping centres in London. The station is located directly opposite the Television Centre, which reopened in 2017 with three studios in use for TV production, operated by BBC Studio Works.

# Places for London Of The TfL Property Company

Zone 2

Circle and Hammersmith & City services,

**3.6 million** Annual Station Footfall



# Description:

The unit is located on the lefthand side as you enter the ticket hall area opposite the CSM office just before the ticket barriers. The unit is open plan, and has been stripped out, in shell condition, and adaptable to several uses.

Unit Size:

Ground

502 sq. ft. (46.61 sq. m.)

Services:

Power (100 A TPN), Water & Drainage.

Usage: Retail or Food & Beverage

#### Lease:

5-10 year lease, contracted outside the Landlord & Tenant Act 1954, part II.

Annual RPI +1% for the rent review applicable.

# Rent:

The rent payable to be an agreed minimum guaranteed rent (MGR) based on a percentage of turnover (sales), net of VAT and exclusive of rates.

## Rates:

Interested parties are advised to contact the VOA directly for more information.

## Legal Costs:

Each party is to be responsible for their own legal costs.

# Offers:

Interested parties will be expected to provide a full business case with financials and accompanying landlord pack describing proposed use.

## ALL ENQUIRIES:

Victoria Davies victoria.davies@eur.cushwake.com William Alden William.Alden@cushwake.com





For professional tenancy advice: The Code of Leasing Business Premises in England & Wales recommends you seek professional ad vice before agreeing a business tenancy. Details available from: www.leasingbusinesspremises.co.uk. Misrepresentation Notice — All the information and descriptions (whether in the text, plans or photographs) are given in good faith but should not be re lied upon as being a statement of representation or fact. Any areas, measurements or distances referred to are approximate only