



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.

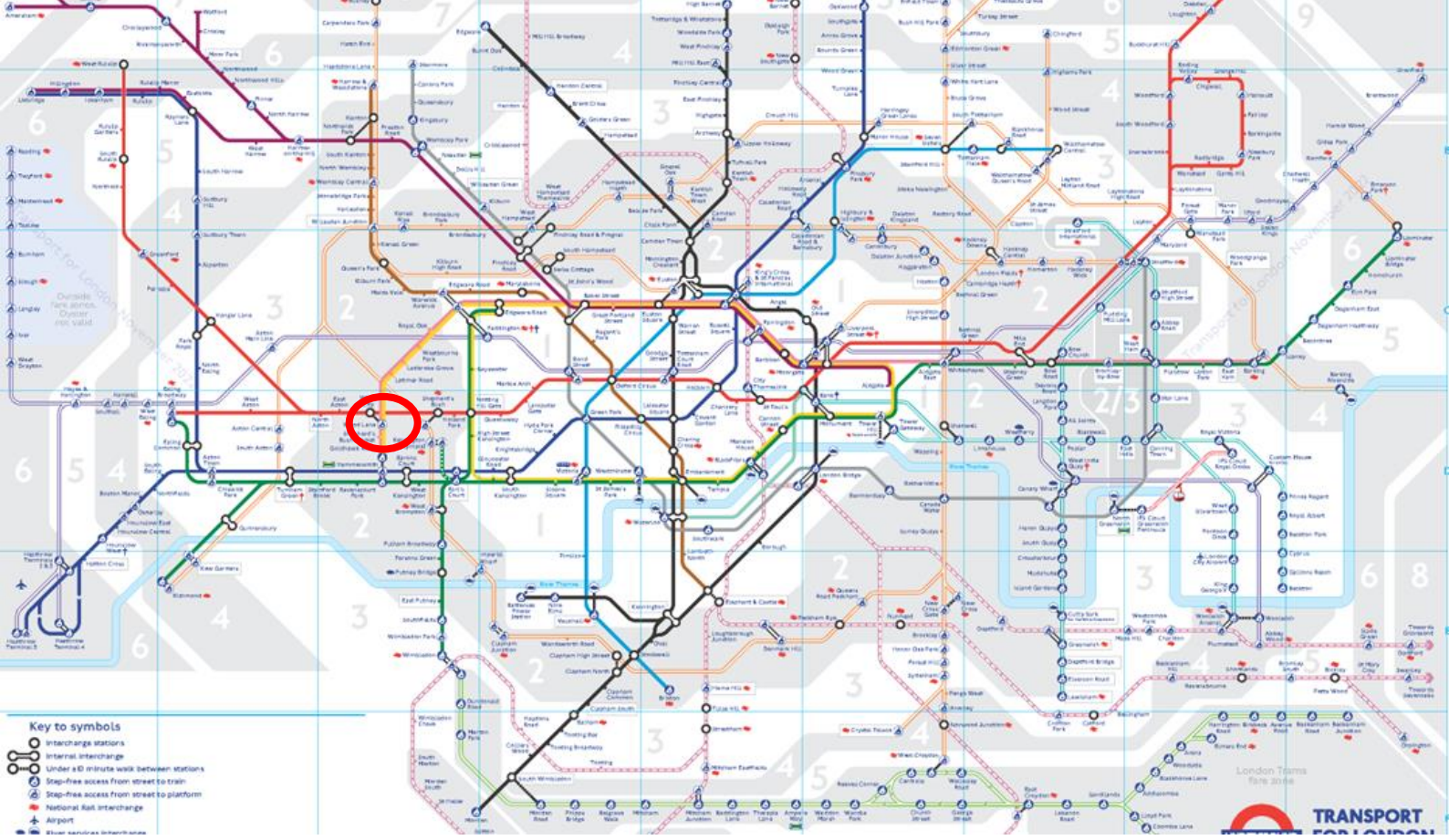
The station is located within close proximity to Westfield London Shopping Centre which is one of London's biggest and primary Shopping centres in London. The station is located directly opposite the Television Centre, which reopened in 2017 with three studios in use for TV production, operated by BBC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

Zone 2

Circle and Hammersmith & City services,

3.6 million

Annual Station Footfall



Key to symbols
 Interchange stations
 Interchange stations
 Under a 10 minute walk between stations
 Step-free access from street to train
 Step-free access from street to platform
 National Rail interchange
 Airport
 Station with a National Rail interchange



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

