



Large Warehouse & Yard To Let 4-6 Keith Grove Shepherds Bush London W12 9EZ



9000 sq ft with 14000 sq ft yard

Chartered Surveyors :: Commercial Property Agents :: Investment Consultants
Fulham Park House 1a Chesilton Road London SW6 5AA
Telephone 020 7731 8001 - www.vausecribb.co.uk



- LOCATION:** Situated in a highly prominent Keith Grove which runs off the Uxbridge Road in Shepherds Bush. The unit is ideally situated to serve the substantial nearby residential population. Nearby occupiers include Waitrose, Sainsbury's, Tesco Metro, Cafe Nero, Boots and a host of local cafes, bars and restaurants.
- DESCRIPTION:** The property has a large open yard fronting Keith Grove of approximately 13000 sq ft and with warehousing to the rear of interlinked buildings. There is a mix of storage areas offices Kitchenette and W/Cs'. The unit extends to the following approximate floor areas
- AREAS:**
- | | |
|-----------------------|--------------------|
| Ground Floor | 6575 sq ft |
| 1 st Floor | 2456 sq ft |
| W/C's & Kitchenette | |
| Total Area | 9031 sq ft |
| Yard | 14000 sq ft |
- LEASE:** **New 12 year FRI lease with 4 yearly upwards on rent reviews to higher of open market or CPI.**
- RENT:** **Warehouse £22.50 psf and hardstanding £5 per sq ft**
Approx £198682 per annum exclusive
- RATES:** **Rateable Value £105,000 Payable £tbc (2026-27)**
- VIEWING:**
- | | |
|-----------------------|----------------------|
| Richard Vause | Thomas Cribb |
| 07958 340 865 | 07886 275 360 |
| rick@vausecribb.co.uk | tom@vausecribb.co.uk |

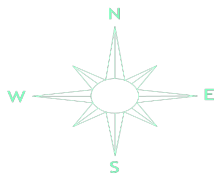
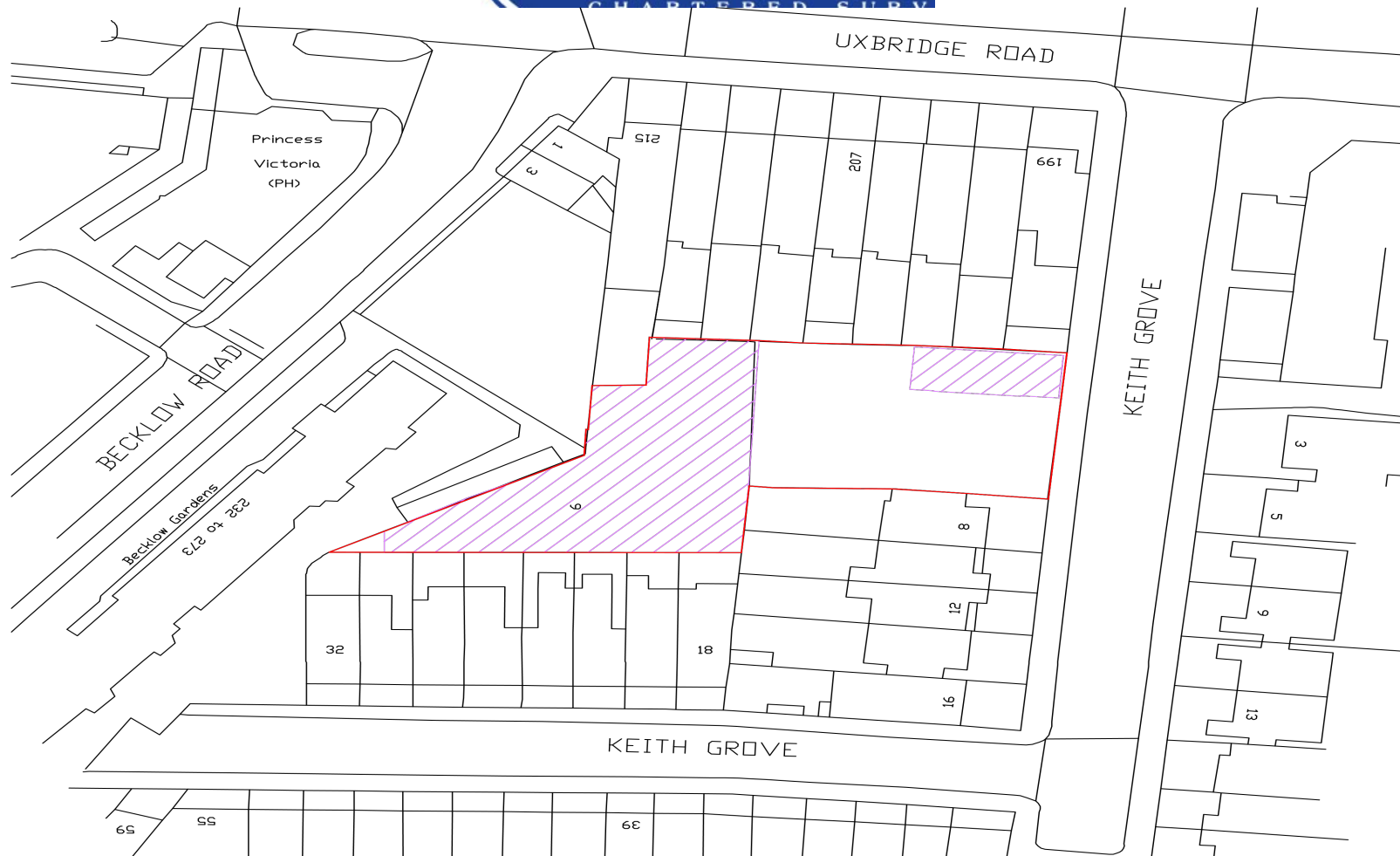
Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particulars, or elsewhere.



Chartered Surveyors :: Commercial Property Agents :: Investment Consultants
Fulham Park House 1a Chesilton Road London SW6 5AA
Telephone 020 7731 8001 - www.vausecribb.co.uk







All dimensions are to be verified on site prior to the start of work, and any discrepancies notified in writing

This drawing and information shown are the copyright of 2scale ltd

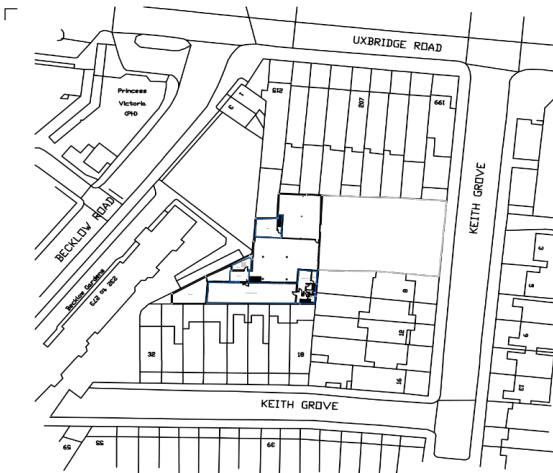
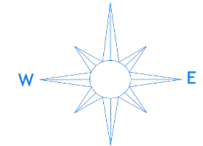
Site Area 1299 m² / 13,982 ft²

2Scale Ltd
Holmbush Farmhouse Roundstone Common
Woborough Green RH14 6AL
Tel: 07903 190764
email: info@2scale.co.uk
www.2scale.co.uk

Dutch & Dutch		
Project	4-6 Keith Grove London W12 9EZ	
Title	Site Plan	

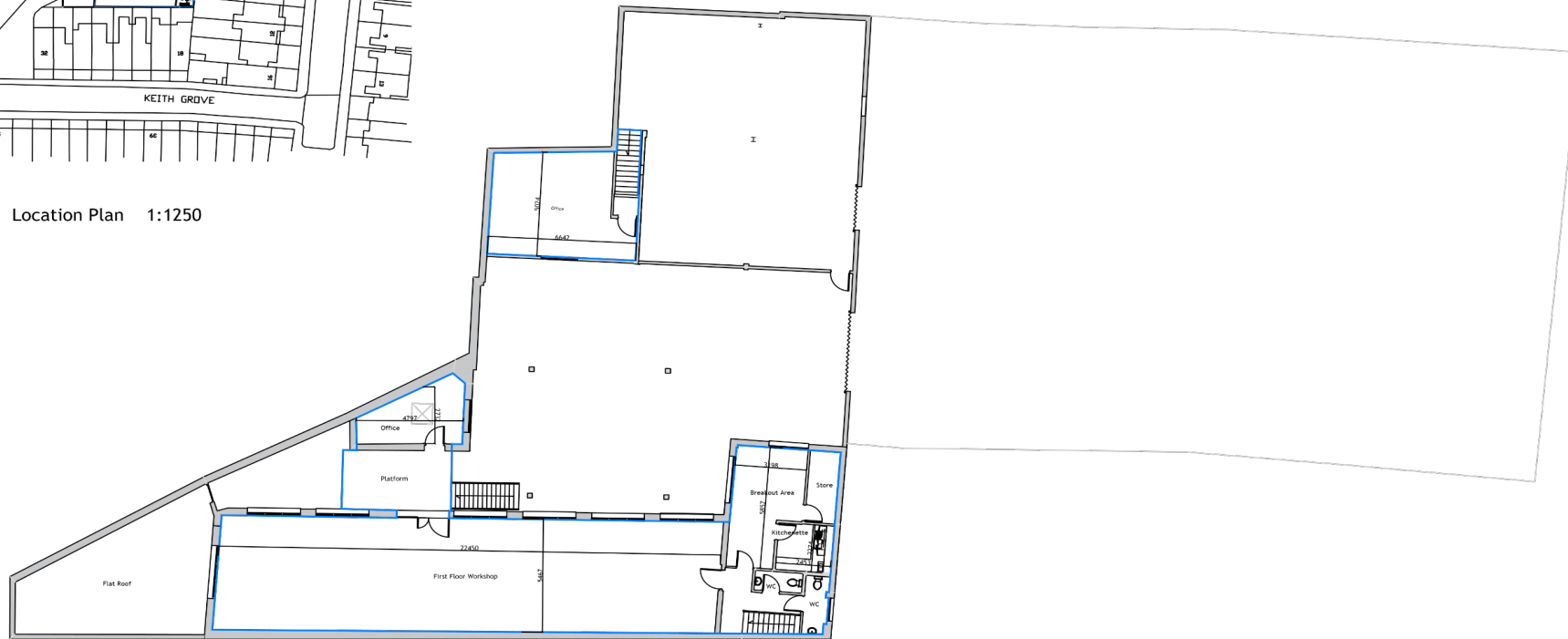
Scale	NTS@ A3	Date	15.07.25
Drawn By	LJP	Checked By	
Project No	0867	Dep. No	SPOO
		Rev.	





Location Plan 1:1250

BECKLOW ROAD



KEITH GROVE

N

