

## Unique Opportunity

### The Barrel Yard @ Vinery Way Brackenbury Road Brackenbury London W6

**A collection of individual office units that can be combined laterally or vertically  
from 1,120 sq ft – 16,542 sq ft**



#### Location

Located in the heart of Brackenbury just to the west of Shepherds Bush and north of Hammersmith, The Courtyard forms the core of this new mixed use development off Brackenbury Road. Transport hubs are readily accessible including Goldhawk Road (Hammersmith and City and Circle lines), Shepherds Bush, (central and overground lines), Stamford Brook (District line), Hammersmith (District, Piccadilly lines) to the south.

Goldhawk Road Road provides direct vehicular access to the motorway network by the M4/40 or to central London via Holland Park Avenue or the West Way to the City.



Subject to contract and exclusive of VAT if applicable

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## The Proposition

The Barrel Yard has been developed on gallery and courtyard level providing individual units that may be combined laterally or vertically to offer a wide range of sizes.

Units are in shell condition with capped off services and are available either fitted to a CAT A finish or in shell with the purchaser to fit out to their own style and specification.

## Approximate Unit Sizes (SQ FT GIA)-

### Gallery Level

Unit 5	1,119	}	3,172	}	6,514
Unit 6	2,053				
Unit 7	3,342				
Unit 8	2,075				

### Courtyard Units

Unit 1	2,195	}	4,060	}	6,684
Unit 2	1,865				
Unit 3	2,624				
Unit 4	1,269				

### Combined Vertically

Unit 1 and Unit 5	3,315 sq ft
Unit 2 and Unit 6	3,918 sq ft
Unit 3 and Unit 7	5,966 sq ft
Unit 4 and Unit 8	3,344 sq ft



UNIT	SIZE sq ft*	SIZE sq m*	PRICE
1 courtyard	2195	203.9	£1.26m
2 courtyard	1865	173.2	£1.075m
3 courtyard	2624	243.7	£1.5m
4 courtyard	1269	117.8	£750,000
5 gallery	1119	103.9	£675,000
6 gallery	2053	190.7	£1.18m
7 gallery	3342	310.5	£1.9m
8 gallery	2075	192.7	£1.2m

\*Gross internal area base upon existin shell and core layout (April 2019)

### Potential Specification

- Air conditioning and heating
- Metal full access raised floor (150 mm void)
- LED lighting
- DDA lift
- Dedicated showers
- CCTV throughout the development
- Video access control system
- 3.2 metre floor to ceiling height
- Secure cycle store
- Concierge

On site secure underground car parking available by arrangement plus business permits

### Terms

Each unit is available for sale on residue of 999 year lease at a peppercorn ground rent, or to let on new leases for a period by arrangement.

Potential to own as a SIPP or as individuals as well corporate purchasers.

Full terms available from agents. Guide price £575/600 per sq ft exclusive fitted to Cat A or £37.50 per sq ft to rent.

### Service Charge

An estate charge will apply. Details on application.

### Business Rates

The premises are located in the London borough of Hammersmith & Fulham and new assessments will be required on completion of fit out.

### VAT

Will be charged in addition

### EPC

In production

### Further Information and Appointments to Inspect

Via landlord's joint sole agents:

Frost Meadowcroft  
020 8748 1200

Shaun Wolfe 07900 911 35

**HNG**  
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