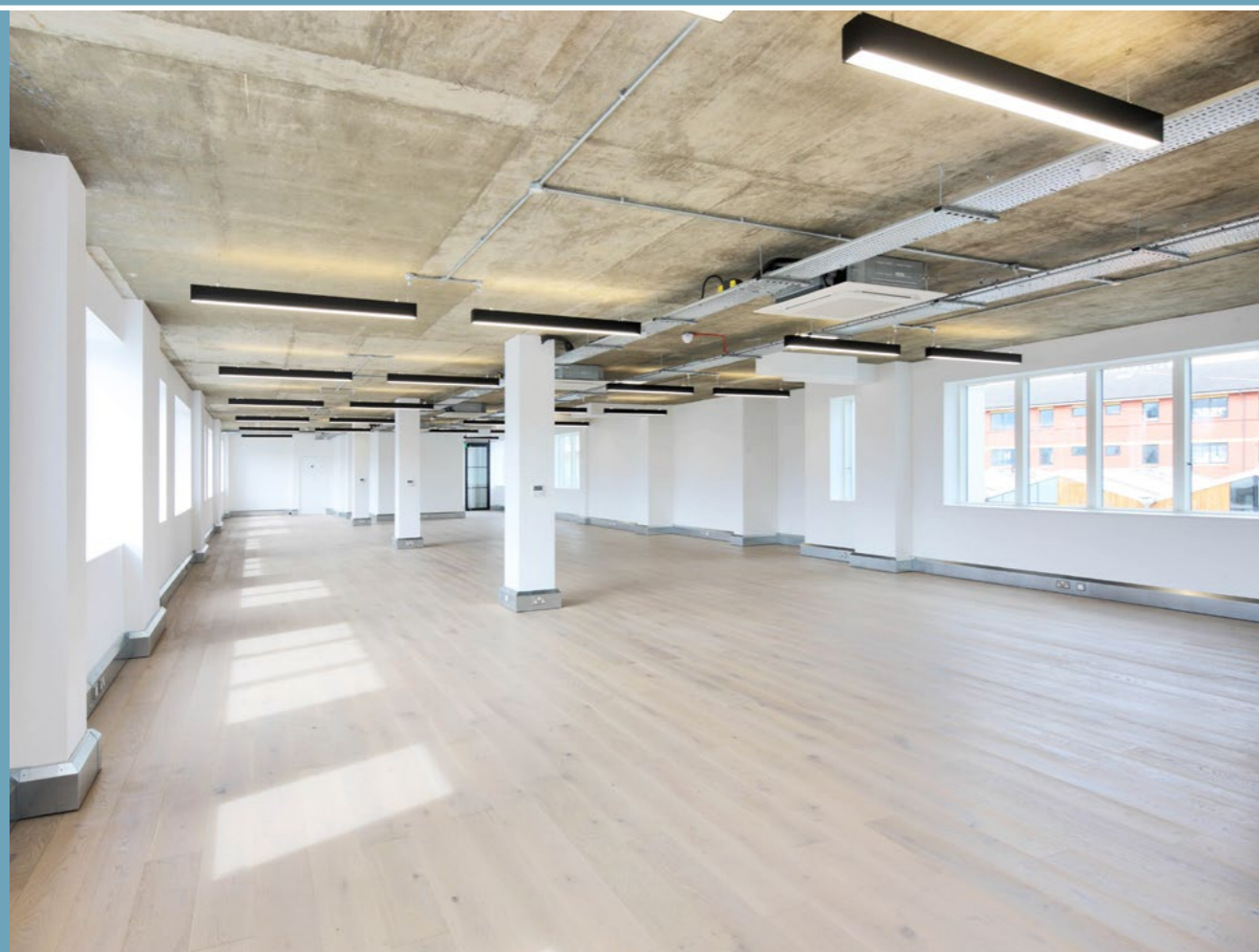




nottingdale | london w10

**GROUND FLOOR E USE SPACE TO LET / FOR SALE**

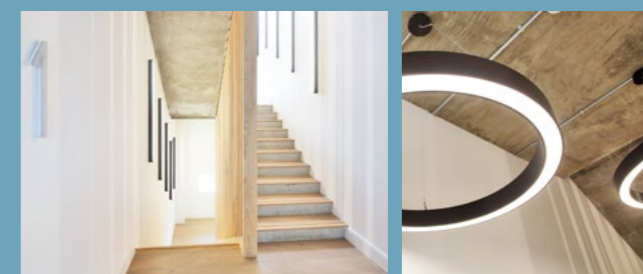
793 sq ft up to 3,100 sq ft, suitable for office, gym, medical, nursery & many other uses under E use.



second floor south

## description

these spaces have been architecturally designed to provide volume and light throughout benefiting from air conditioning, oak flooring and architectural lighting, the floors are split to accommodate requirements from 793 up to 3,100 sq ft there is a new gated entrance to the building with a lit canopy, giving the space a creative feel from the approach. local occupiers include monsoon, talk talk, stella mccartney amongst many other creative and tech occupiers.



featuring an impressive newly refurbished entrance canopy

local occupiers include:

MONSOON Accessorize EGMONT Cath Kidston STELLA MCCARTNEY AUDLEY CoiArt TalkTalk LMAX MARIO TESTINO FIVE GUYS

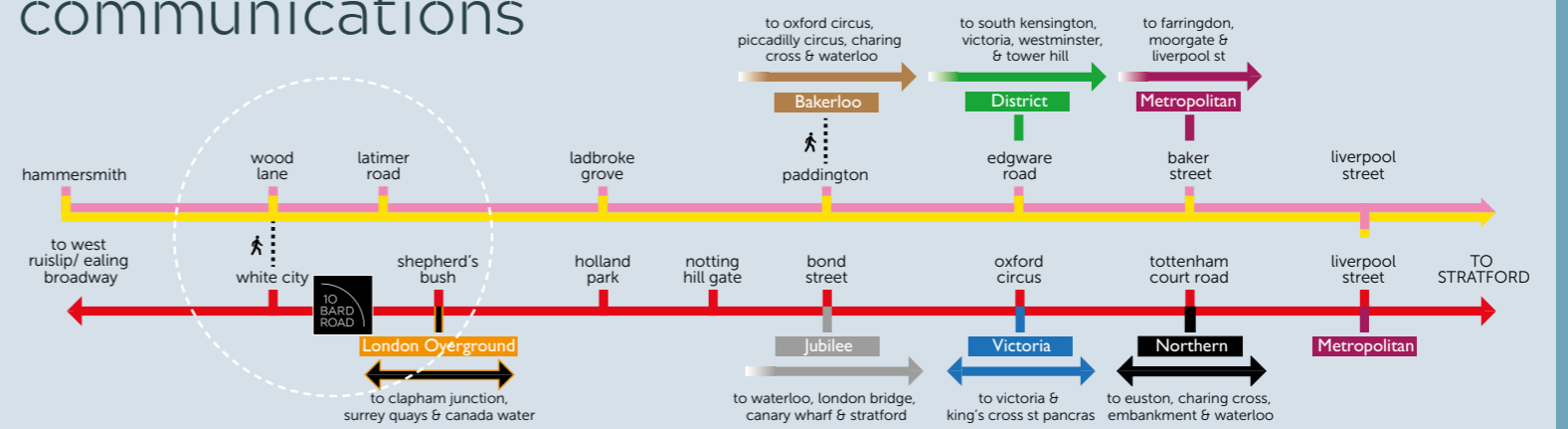
THE CURVE  
10 BARD ROAD

## location

the property is situated fronting bard road, accessed via freston road and bramley road. latimer road underground (hammersmith & city and circle lines) and shepherd bush station (central & london overground lines) are both within walking distance. westfield shopping centre is just across the a40 westway with a pedestrian route accessing all the bars and restaurants. local occupiers include monsoon, stella mccartney, jaegar, talk talk, mario testino, cath kidston and five guys amongst many other creative occupiers.



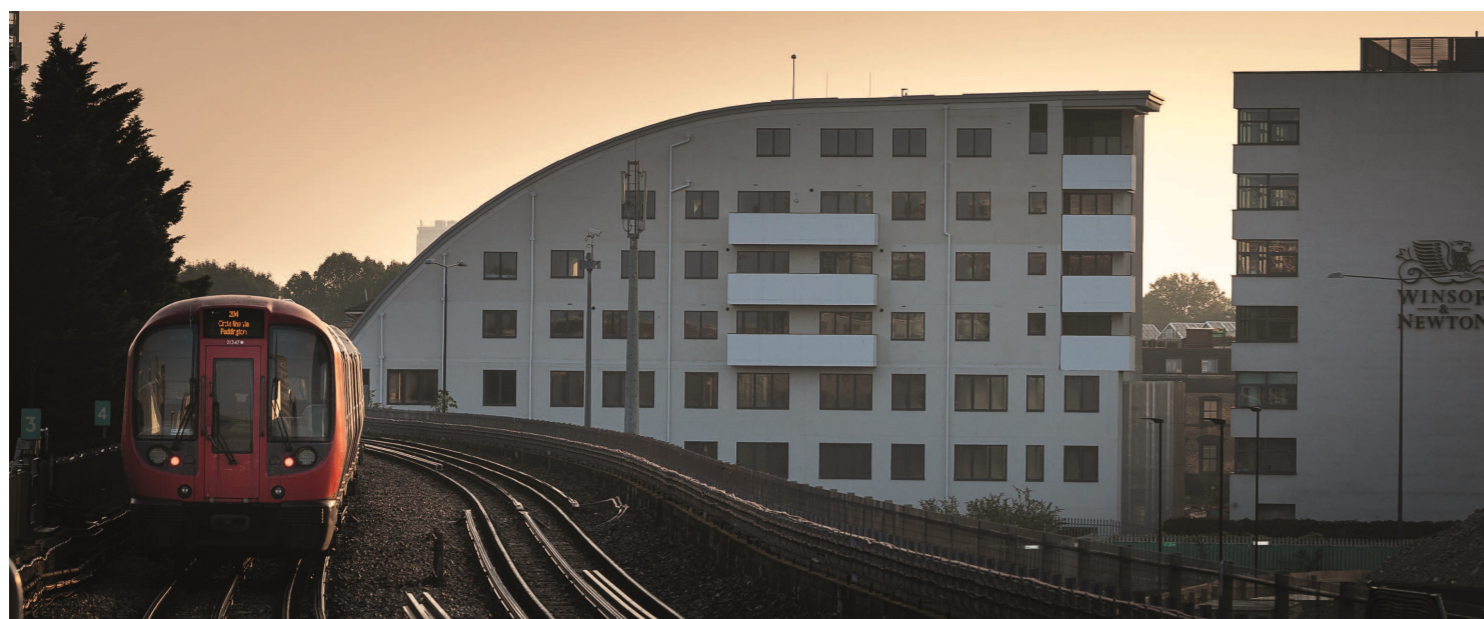
## communications



## accommodation

floor	size sq ft	size sq m
ground floor north (b1c use)	793 sq ft	73 sq m
ground floor south (b1c use)	2,307 sq ft	214 sq m
<b>total</b>	<b>3,100 sq ft</b>	<b>287 sq m</b>

ground floor

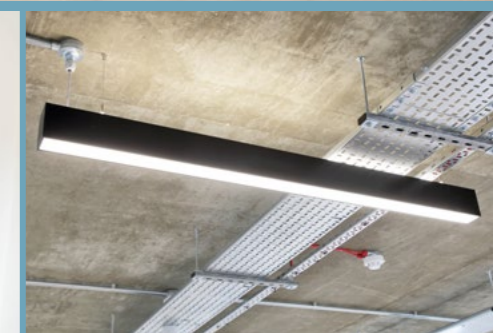
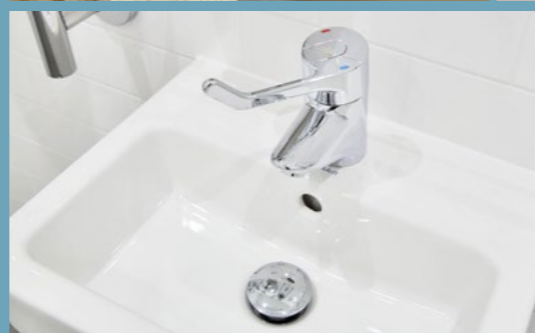


## amenities

- solid wood floors
- self contained units with own entrances
- exposed air conditioning
- galvanised perimeter trunking
- exposed concrete ceilings
- architecturally designed lighting
- good floor to ceiling height
- passenger lift
- w.c.'s + showers (*ground floor south*)
- external *space* (*ground floor south*)
- capped off services
- new reception
- ample bike storage



first floor south



gallery [click on an image to enlarge:](#)



gallery

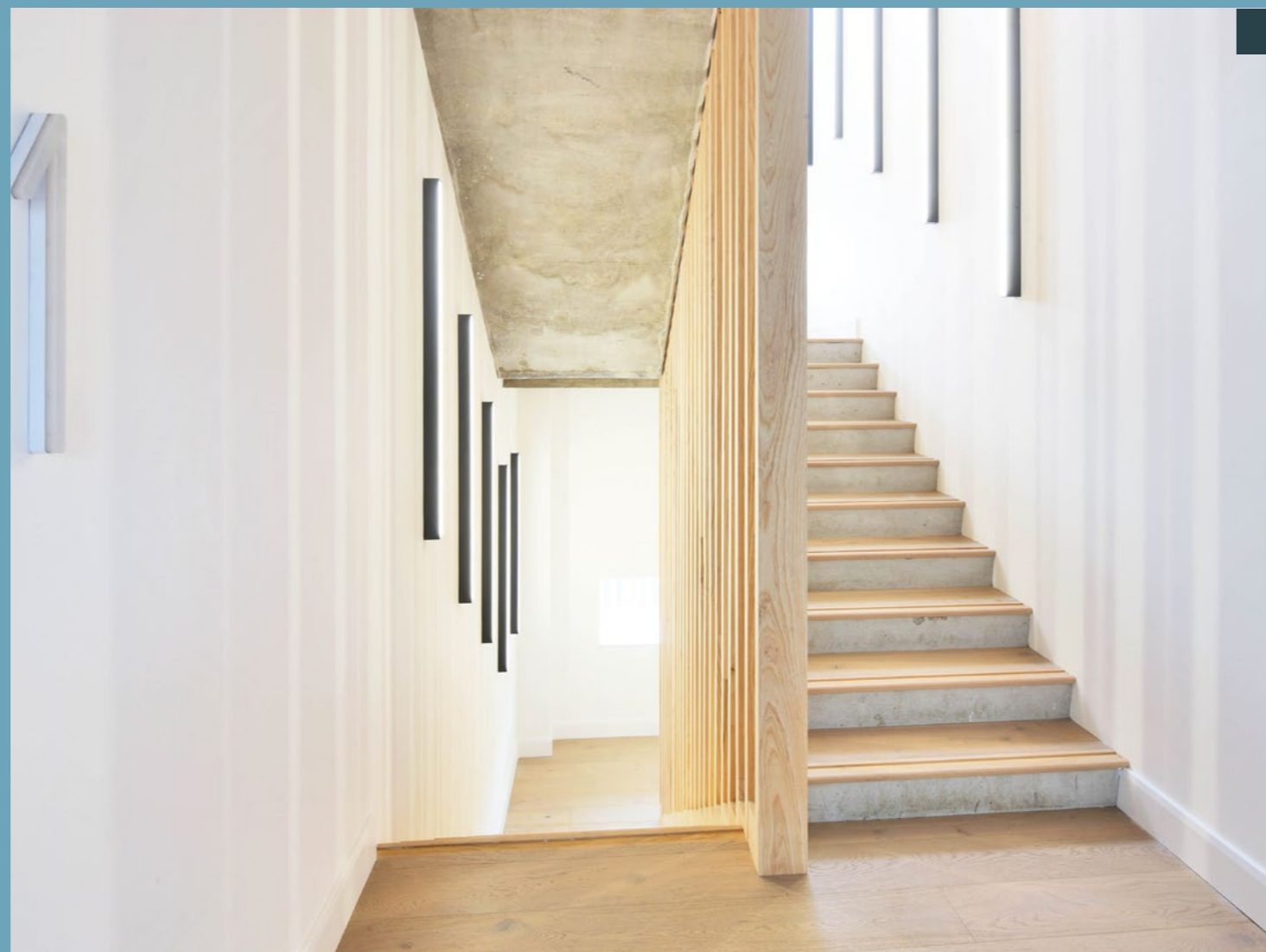


gallery





gallery



gallery



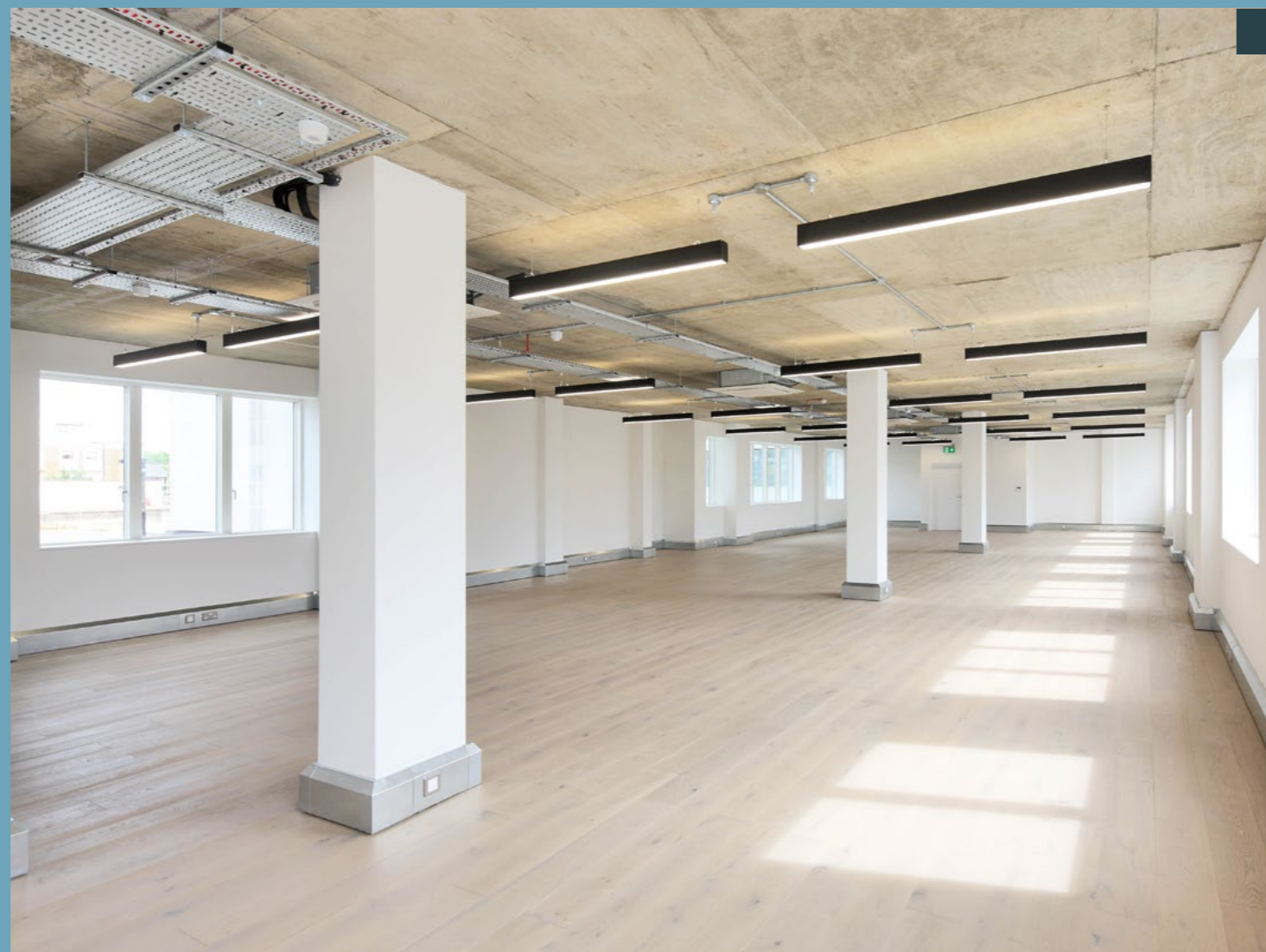
gallery



gallery



gallery



gallery



## terms

**rent / price**  
£35 per sq ft

**Sale price from**  
£350,000 to £1.1 million  
Long leasehold interest

**legal costs**  
each party to bear their own legal costs

**possession**  
upon completion of legal formalities

**misrepresentation act 1967:** These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

## contacts

viewing via joint sole agents:



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020 8748 1200

shaun wolfe / simon kibble