

The Grampians Shepherds Bush Road London, W6 7LN



Health & Fitness Opportunity
7,000 sq ft
Limited Competition
Alternative Uses Considered



Location

The property is located on Shepherds Bush Road and is accessible via a side entrance to The Grampians. The property is less than 0.3 miles from Shepherds Bush Station and 0.3 miles from Goldhawk Road Station. Westfield Shopping centre is less than 0.3 miles south of the property. Wood Lane offers numerous mixed-use developments.

Accommodation

The space was originally developed as squash courts; however, approval has been granted to convert the space into a health and fitness offer. The lower ground is fitted with WCs, showers and changing rooms.

The approximate Gross Internal Area is as follows:

Area	Sq m	Sq ft
Lower Ground/ Basement	650	7,000

Planning Consent

Planning permission has been obtained to extend the lower ground floor over part of the squash courts, install a new staircase linking the lower ground floor to the basement, and remove internal walls to create an open-plan basement layout

Further information on the planning consent available upon request.

Availability

The property is available by way of a new FRI lease at a quoting rent of £120,000 per annum

Use

Class E.

Service Charge

To be confirmed

Rates

We are advised by the Local Authority that the current assessment is as follows:

Ratable Value £22,500

UBR (2025/26) 54.6p

Rates Payable £12,285

Prospective tenants are advised to confirm any rating liability with the Local Authority.

Costs

Each party is to be responsible for their own professional & legal costs incurred in the transaction.

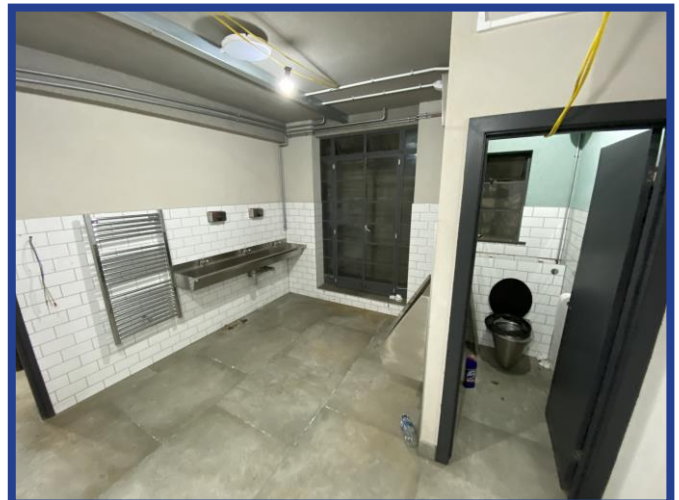
EPC

An EPC certificate is available upon request.

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Current Fit Out



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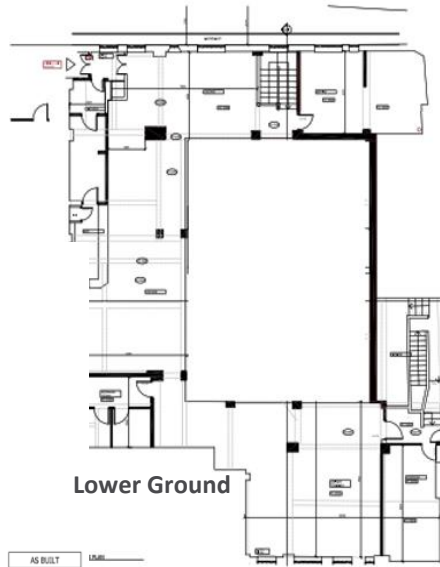


Current Plan (Indicative)



Basement

AS BUILT



Lower Ground

AS BUILT

Osel
 PROJECT INFORMATION
 PROJECT: THE GRAMPAINS
 ADDRESS: SHEPHERDS BUSH ROAD, LONDON W6 7LN
 CLIENT: [REDACTED]
 DATE: 10/01/2023
 DRAWING NO: E17-038/S102
 SCALE: 1:100
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]



Lower Ground

AS BUILT

Osel
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Proposed Plan (Indicative)



Basement

Basement Floor Plan - Area 1:100



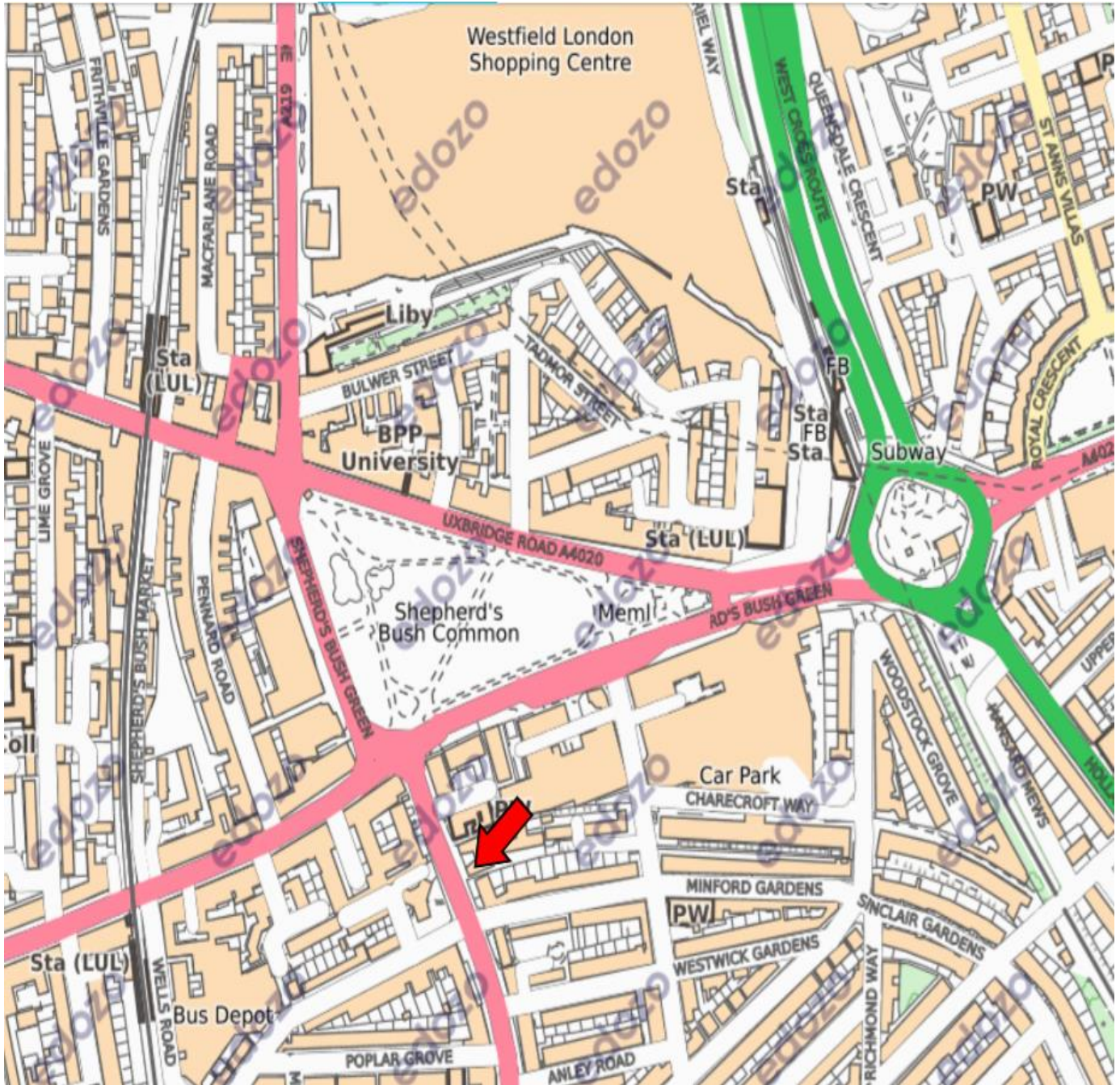
Lower Ground

Ground Floor Plan - Area 1:100

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London, W6 7LN

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Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

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