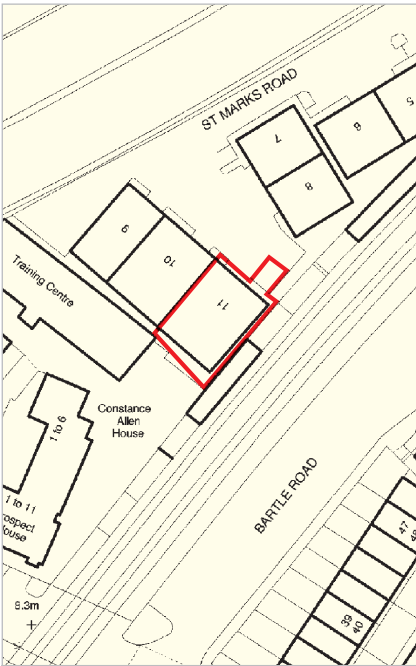


**London W10**  
**Unit 11**  
**The Westway Centre**  
**69 St Marks Road**  
**W10 6JG**

- **Freehold Office Investment**
- Let on a lease expiring 2023 (no breaks)
- Well located by the A40 Westway
- Rent Review 2013
- Current Rent Reserved  
**£90,000 pa**

On the instructions of J Gershinson FRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



NB. The plan is for identification only. © Crown Copyright, ES 100004106

**Tenure**  
Freehold.

**Location**

Ladbroke Grove is a fashionable and affluent area of West London located some 2 miles west of Marble Arch and to the north of Kensington. The property is situated at the western end of the Westway Centre which is accessed from St Marks Road in a predominantly residential area. The raised section of the A40 which is immediately to the north of the property can be accessed via the A3220 a short distance to the west. Ladbroke Grove Underground Station (Hammersmith & City Line) lies 0.25 miles to the east. Occupiers close by include a number of local traders.

**Description**

The property is arranged on ground and mezzanine floors to provide office accommodation. The property was converted from light industrial to office use in 2003. The property benefits from one demised parking space with additional shared parking on the estate.

The property provides the following accommodation and dimensions:

|                        |                    |                      |
|------------------------|--------------------|----------------------|
| <b>Ground Floor</b>    | <b>161.30 sq m</b> | <b>(1,736 sq ft)</b> |
| <b>Mezzanine Floor</b> | <b>137.10 sq m</b> | <b>(1,476 sq ft)</b> |
| <b>Total</b>           | <b>298.40 sq m</b> | <b>(3,212 sq ft)</b> |

**Tenancy**

The entire property is at present let to TAYLOR HERRING LIMITED for a term of 20 years from 29th September 2003 at a current rent of £90,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

**Tenant Information**

Taylor Herring Public Relations Limited  
Website Address: [www.taylorherring.com](http://www.taylorherring.com)  
For the year ended 31st October 2012, Taylor Herring Limited did not declare a turnover or pre-tax profit. They reported shareholders' funds and a net worth of £453,523. (Source: riskdisk.com 03.09.13.)

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**

EPC Rating 103 Band E (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** M Leaf Esq, Walker Morris. Tel: 0113 283 2500 e-mail: [michael.leaf@walkermorris.co.uk](mailto:michael.leaf@walkermorris.co.uk)