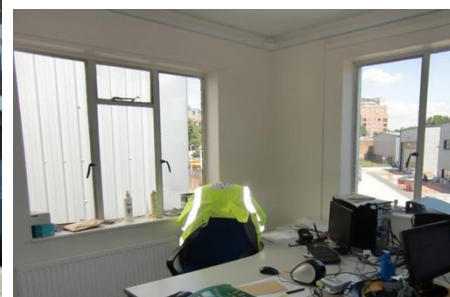


# TO LET

## NEW SUB-LEASE OR LICENCE AGREEMENT

**MJFINN**  
COMMERCIAL

**020-8995 5678**



## STIRLING HOUSE, 3-15 STIRLING ROAD, ACTON W3 8DJ

**1,125 sq.ft. (105 sq.m.)**

- Description:**
- ▶ 1,125 sq. ft. Self-contained offices (7 rooms) arranged over the first floor of this well maintained building.
  - ▶ Communal entrance and lobby with staircase leading to demise.
  - ▶ Plus male & female WC's and kitchen.

**Location:** Situated in a very convenient position on this established Commercial Centre, opposite North Chiswick Business Park and footpath to Bollo Bridge Road (Sainsbury's Local), close to Lawsons Builders Merchants, Chiswick Auction House and The Stone & Ceramic Warehouse, just off Bollo Lane. Short walk from the north entrance to Chiswick Park Business Centre. Both Acton Town (Piccadilly & District lines) and Chiswick Park (District line) TfL stations are within ½ mile, and South Acton (London Overground) station is within ¼ mile. Relatively close to all the excellent shopping, restaurant and transport facilities of Chiswick High Road (A315), and for the convenience shops opposite and adjacent to Acton Town TfL station. Easy road access into and out of Central London via A4/M4 & A40(M) motorways and the North & South Circular Roads.

[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

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# STIRLING HOUSE, 3-15 STIRLING ROAD, ACTON W3 8DJ

## Features:

- Self-contained first floor offices
- Arranged as 7 rooms
- Plus 2 x WCs and kitchen
- Private entrance
- Good natural light
- Gas central heating
- Parking by separate negotiation
- Security alarm
- Flexible terms - Competitive rent
- New Sub-Lease or Licence



## Terms:

Our Client will grant a new Repairing & Insuring SUB-LEASE for a term by mutual arrangement, to be held outside of the security provisions of the Landlord and Tenant 1954 Act, Part II as amended.

## Area:

1,125 sq. ft. (105 sq. m.)

## Rent:

£30,000 p.a.x.

## Service Charge:

TBC - to be inclusive of: Business rates, electricity, gas, water, security alarm, property insurance, external repairs/maintenance, management etc.. VAT may be applicable.

## Rates:

Included within the service charge.

## EPC:

E (113)

## VAT:

VAT may be applicable.

## Legal Costs:

The sub-lessee to contribute £1,500 plus VAT towards the lessor's legal costs.

## Possession:

Immediately upon completion of legal formalities.

## Viewing:

Strictly by appointment only.  
**Important note:** all viewing attendees must be wearing a face mask to enter the property.

## Contact:

Jojo Finn  
020 8995 5678  
jojo@mjfinncommercial.co.uk



Subject to Contract: Jul-21