

TELEPHONE

**020 8995 5678****“PROMINENT STREET FRONTED POSITION”**

GROUND FLOOR COMMERCIAL PREMISES CLASS E USE

**3,000 – 7,260 sq. ft.** (278 - 674m<sup>2</sup>)**+ 16 Parking spaces** (total)**540 CHISWICK HIGH ROAD**  
**LONDON W4 5RG****TO LET – NEW LEASE/S****LOCATION:**

This prominent commercial premises occupies the ground floor of this modern development situated on the 'PRIME' NORTH SIDE of Chiswick High Road (A315). Adjacent to Majestic Wine Warehouse, and diagonally opposite Harvey Nichols HQ and the Chiswick Medical Centre (HCA Healthcare UK). Gunnersbury TfL station (District and North London lines) and Chiswick Park Business Centre are within 200m to the west. Chiswick Park TfL station (District line) is 1/3 mile to the east. Many bus routes serve the area. 'Pay & display/Pay by Phone' parking and loading bay close by. Very convenient for both the North & South Circular Roads and the A4/M4 motorways.

**ACCOMMODATION:**

This Class E Use unit is arranged over the Ground Floor and provides the follow approximate floor areas:

**From 3,000 - 7,260 sq. ft.** (278 m<sup>2</sup> – 674m<sup>2</sup>)

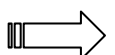
- PLUS:**  16 Secure car parking spaces  
 Shared rear courtyard

*(Floor areas etc. are for guidance only)*[www.zoopla.co.uk](http://www.zoopla.co.uk) [www.egpropertylink.com](http://www.egpropertylink.com) [www.movehut.co.uk](http://www.movehut.co.uk)

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## FEATURES:

- ▶ Extremely prominent building – **CLASS E Use**
- ▶ ALL Ground floor **3,000 to 7,260 sq. ft.**
- ▶ Up to **16 Parking spaces**
- ▶ Shared rear courtyard
- ▶ Ready for tenants fit out
- ▶ Air-purifying filtration system (*not tested*)
- ▶ Very accessible location
- ▶ **To LET – NEW LEASE/S OR MAY SELL**
- ▶ Joint sole agents



## TERMS

- LEASE:** New full repairing & insuring lease (*by way of service charge tbc*) for a term to be mutually agreed, subject to periodic upward only rent reviews.
- RENT:** **£42.50** per sq. ft. exclusive. VAT is applicable.
- RATES:** Please contact the London Borough of Hounslow on 020 8583 5708. *We are advised that the rateable value for the office is £280,000 (2021/22).*
- EPC:** An EPC has been commissioned.
- LEGAL COSTS:** Each party to be responsible for their own legal costs in this transaction.
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** Strictly by appointment through the Landlord's joint sole agents:

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N.B. Rent, etc. quoted exclusive of V.A.T.

**Subject to Contract**

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