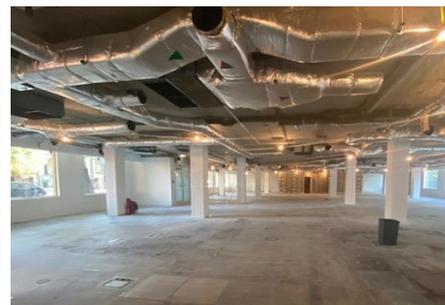


# TO LET

3,000 - 7,260 SQ. FT. WITH PARKING

**MJFINN**  
COMMERCIAL

020-8995 5678



## 540 CHISWICK HIGH ROAD, CHISWICK W4 5RG

**Location:** Prominent commercial premises which occupies the ground floor of this modern development on the NORTH SIDE of Chiswick High Road (A315). Adjacent to Majestic Wine Warehouse, 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 close by. Very convenient for both the North & South Circular Roads and the A4/M4 motorways.

**Description:** Commercial premises arranged over the ground floor of this attractive modern mixed use development.

From 3,000 sq. ft. to a total of 7,260 sq. ft. with up to 16 parking spaces. Max. ceiling height: 9'8 (2.95m)

| Unit               | Area sq. ft. | Area sq. m. | Rent p.a.x. |
|--------------------|--------------|-------------|-------------|
| Whole ground floor | 7,260        | 674         | £308,550    |

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

[info@mjfinncommercial.co.uk](mailto:info@mjfinncommercial.co.uk) | 11 Devonshire Mews, Chiswick, London W4 2HA

The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

# 540 CHISWICK HIGH ROAD, CHISWICK W4 5RG

## Features:

- Extremely prominent building
- Class E Use
- ALL ground floor
- 3,000 - 7,260 sq. ft.
- £42.50/sq. ft. excl.
- Up to 16 secure parking spaces
- Shared rear courtyard
- Light and spacious
- Max. ceiling height 9'8 (2.95m)
- NEW LEASE/s - May sell

## Terms:

Full repairing and insuring lease, by way of service charge, for a term to be mutually agreed.

## Service Charge:

£16,488 p.a. for the whole premises.

## Rates:

Please contact the London Borough of Hounslow on 020 8583 5708.

We are advised that the rateable value for the total office is £280,000 (whole unit).

## EPC:

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## VAT:

VAT may be applicable.

## Legal Costs:

Each party to be responsible for their own costs in this transaction.

## Viewing:

Strictly by appointment only.

## Contact:

Dee Hurley  
020 8995 5678  
info@mjfinncommercial.co.uk

Shaun Wolfe  
020 8748 1200  
swolfe@frostmeadowcroft.com



Subject to Contract: Nov-20

**CONTACT US**  
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