

TO LET

OFFICE SUITES - COMPETITIVELY PRICED

MJFINN
COMMERCIAL

020-8995 5678



80 - 82 CHISWICK HIGH ROAD, CHISWICK W4 1SY

405 sq.ft. (38 sq.m.)

Description: Arranged over the upper two floors of this attractive period building. Two suites located on the SECOND FLOOR - Front 405 sq.ft. comprising two interconnecting rooms; Rear 135 sq.ft., arranged as one room.

Communal entrance with stairways leading to the first and second floors. Shared W.C./Washrooms and kitchenette facilities on each floor.

Location: Situated in a prominent position on Chiswick High Road (A315), almost directly opposite the junctions with Chiswick Lane (A316) and Homefield Road, close to the junction with Ennismore Avenue. Convenient for the comprehensive shopping, restaurant and transport facilities offered in the area. Local traders include Sainsburys Local, Fletchers Estate Agents, The Good Wine Shop, KFC, Sk:n, The Roebuck P.H. and Chiswick Cinema. Turnham Green and Stamford Brook TfL stations are within ½ mile. Easy road access into and out of Central London via A4/M4 and North & South Circular Roads.

FLOOR

Floor Area	405	38
TOTAL	405 sq. ft.	38 sq. m.

www.mjfinncommercial.co.uk

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.

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Features:

- Well presented office suites
- Central Chiswick location
- Two second floor suites
- Gas central heating incl in SC
- Sash windows | High ceilings
- Carpeted | Shared facilities
- Attractive period building
- Close to Stamford Brook station
- Flexible all incl. licence agreement
- Competitive price



Terms:

FLEXIBLE TERM - New Licence for a term of 6 - 12 months. Deposit equivalent to 2 months Licence Fee.

Area:

405 sq. ft. (38 sq. m.)

Rent:

Rent £1,180/month + £506.25/month service charge

Service Charge:

Approx. £15/ sq.ft. INCLUDES the supply and use of gas central heating, electricity, water, Business Rates, property insurance plus communal maintenance and cleaning of communal areas.

Rates:

Included in the comprehensive Service Charge.

EPC:

D (86)

VAT:

VAT payable on the utility bills only.

Legal Costs:

Licensee to pay £300 + VAT for the Licence Agreement.

Possession:

Immediately.

Viewing:

Strictly by appointment only. Please contact us on 020 8995 5678



Subject to Contract: Apr-24

CONTACT US
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