

# TO LET

## OFFICE &/OR EDUCATIONAL TRAINING - SECOND FLOOR

**MJFINN**  
COMMERCIAL

**020-8995 5678**



## THE FLAT, GUNNERSBURY MUSEUM POPES LANE, ACTON W3 8LQ

**500 sq.ft. (46 sq.m.)**

**Description:** Self-contained office totalling: 500 sq. ft., with private entrance (with intercom) and view across Gunnersbury Park.

Arranged as 4 rooms, kitchen, bathroom & two store cupboards.

Office and/or Education training facilities B1/D1 (flexible use).

**Location:** This self-contained premises forming part of the recently restored Gunnersbury Park Museum, located WITHIN Gunnersbury Park. The park has several points of access, the nearest being towards the northern end of Popes Lane (B4491) just south of its intersection with Gunnersbury Avenue (A406 – North Circular Road) and Gunnersbury Lane (A4000). Within ½ mile of Acton Town (Piccadilly and District) TfL station. And within a mile of Kew Bridge (South West Trains) and Gunnersbury (District and London Overground) stations. Bus routes serve the area. Easy road access into and out of Central London via A4/M4 and North & South Circular Roads. On-site parking by separate negotiation.

[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

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- Features:**
- Second floor self-contained office
  - Unique opportunity/location
  - Within Gunnersbury Park
  - Offices/Educational training facilities
  - B1/D1 - Flexible Use
  - Gas Central Heating
  - Carpeted
  - Convenient for public transport
  - Bookable meeting rooms
  - Flexible terms
- Terms:** Our Client will grant a new LICENCE for an initial term of TWELVE MONTHS. Deposit equivalent to 2 months' Licence Fee.
- Area:** 500 sq. ft. (46 sq. m.)
- Rent:** £16,500 p.a.x.
- Service Charge:** £15.00/sq. ft. incl. electricity, gas, water, buildings insurance and communal/external maintenance.
- Rates:** Please contact the London Borough of Hounslow.
- EPC:** C (61)
- VAT:** VAT is applicable.
- Legal Costs:** Licensee to pay £300 plus V.A.T. for the preparation of the Licence Agreement.
- 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:** Dee Hurley  
020 8995 5678  
info@mjfinncommercial.co.uk



Subject to Contract: Apr-21

**CONTACT US**  
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