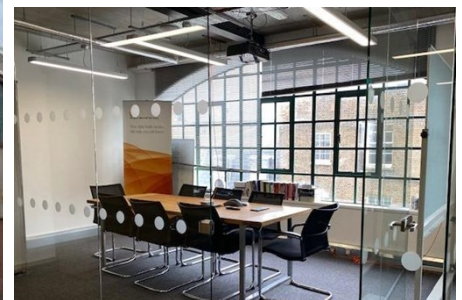


TO LET

COMMERCIAL PREMISES WITH PARKING

MJFINN
COMMERCIAL

020-8995 5678



376/378 CHISWICK HIGH ROAD, CHISWICK W4 5TF

5,310 sq.ft. (493 sq.m.)

Description: Self-contained offices arranged over the upper floors of this imposing building with Starbucks and Flying Tiger occupying the ground floor.

- ▶ First Floor - 3,035 sq. ft.
- ▶ Second Floor - 2,275 sq. ft.

- 8 WCs/Washroom □ Showroom □ Kitchenette
- Private entrance from Belmont Road
- 6 secure parking spaces with gated access from Essex Place

Location: This prominent commercial building is situated in the heart of Chiswick, on the busy north side of Chiswick High Road, with an imposing corner position with Belmont Road, overlooking Turnham Green. Very convenient for the comprehensive shopping, restaurants and transport facilities offered in central Chiswick including Chiswick Post Office and Town Hall. Within ¼ mile of Chiswick Park (District) TfL station and Gunnersbury (District and London Overground lines) is ½ mile to the west. The area is served well by many bus routes. Easy road access into and out of Central London via A4/M4. Convenient for 'pay & display/Pay by Phone' parking.

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.

376/378 CHISWICK HIGH ROAD, CHISWICK W4 5TF

Features:

- Standout building - Central Chiswick
- First & second floors - private entrance
- SIX secure parking spaces
- Contemporary finish
- Very good natural light throughout
- Gas CH & air-conditioning
- 8 WCs/washrooms + shower
- Well maintained building
- 24/7 Access
- To Let - By Assignment

Terms:

The remainder of a full repairing and insuring lease for a term of 10 years from 15 August 2018 (exp. 2028), subject to a mutual break clause (with 6 months notice) and rent review at the anniversary of the 5th year.

Area:

5,310 sq. ft. (493 sq. m.)

Rent:

£183,264 p.a.x.

Service Charge:

By fair proportion, approximately £3,000 + VAT/quarter.

Rates:

Please contact the London Borough of Hounslow.

Current rateable values - First Floor: £71,500
Second Floor: £46,750.

EPC:

D (92)

VAT:

VAT is applicable.

Legal Costs:

The Assignee to contribute £2,000 plus VAT towards the Assignor's legal costs.

Possession:

3 months from instruction of solicitors.

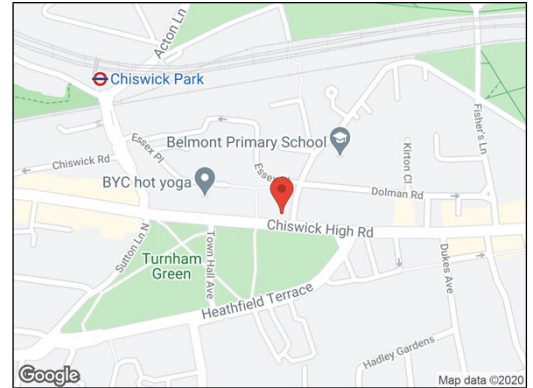
Viewing:

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@mjinfinncommercial.co.uk



Subject to Contract: Jul-21