

# TO LET

NEWLY REFURBISHED - CLASS E USE - UPPER FLOORS

**MJFINN**  
COMMERCIAL

020-8995 5678



## 155A CHISWICK HIGH ROAD, CHISWICK W4 2DT

1,200 sq.ft. (111 sq.m.)

**Description:** These self-contained Class E Use premises are arranged over the upper floors, above Chestertons, accessed via a private entrance direct from Annadale Road, with staircase leading to the upper floors. Fully refurbished throughout to provide a contemporary and versatile open plan workspace suitable for a number of users including health clinics, offices or design studios.

- ▶ First Floor: 640 sq. ft.
- ▶ Second Floor: 560 sq. ft.

- + 2 x WC/Washrooms (one with shower)
- + Fitted kitchenette/staff room

**Location:** Prominently positioned at the junction of Chiswick High Road (A315), Turnham Green Terrace and Annadale Road, immediately above Chestertons estate agents, opposite Snappy Snaps and Joe and the Juice. Very convenient for the comprehensive shopping, restaurant and transport facilities offered in Chiswick. Within 300 yards of Turnham Green TfL (District Line) station. 'Pay by Phone' and Business Permit parking close by. Easy road access into and out of Central London via A4/M4 and North & South Circular Roads.

[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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# 155A CHISWICK HIGH ROAD, CHISWICK W4 2DT

## Features:

- Newly refurbished
- Private entrance
- Arranged over the first & second floors
- 2 x WCs/washrooms (one with shower)
- + Kitchenette/staff room
- Very good natural light
- LED lighting
- Gas central heating
- Central Chiswick location
- To Let - Flexible Terms

## Terms:

New full repairing and insuring lease for a term of 3 - 5 years, to be held outside of the security and provision of the Landlord and Tenant Act 1954 part II (as amended 1954 Act).

Rent to be paid quarterly in advance.

## Area:

1,200 sq. ft. (111 sq. m.)

## Rent:

£42,000 p.a.x.

## Service Charge:

By fair proportion being - 50% of the whole.

## Rates:

Please contact the London Borough of Hounslow.  
Rateable value: £26,250 (2021/22).

## EPC:

D (99)

## VAT:

VAT is not applicable.

## Legal Costs:

The Tenant to contribute £1,500 plus VAT towards the Landlord's legal costs.

## Possession:

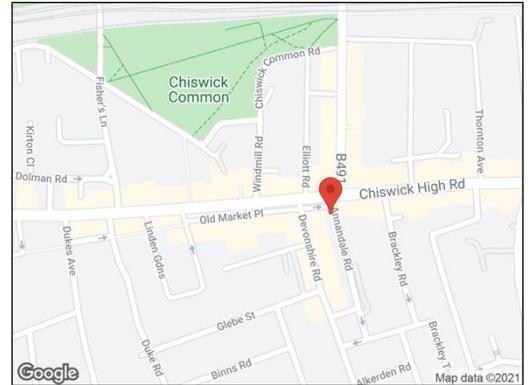
End of July following completion of refurbishment.  
Early interest may enable Tenant's input on final finishes.

## 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@mjfinncommercial.co.uk



Subject to Contract: Dec-21