

TO LET

CLASS E Use | 2,347 SQ. FT. + SECURE PARKING

MJFINN COMMERCIAL

020-8995 5678



2.0 New Facade Fenestration Option 5
2.1 Proposed Elevation (05 (P1))



540 CHISWICK HIGH ROAD, CHISWICK W4 5RG

2,347 sq.ft. (218 sq.m.)

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 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 (shell & core) arranged over the ground floor of this attractive modern mixed use development with front & rear aspect and shared courtyard..

Unit B: 2,347 sq. ft. GIA + up to 5 parking spaces (subject to negotiation).
▶ Max. floor to ceiling height: 10'5 (3.18m). ▶ Max. depth: 70'7 (21.5m).

FLOOR

Ground Floor Unit B	2,347	218
TOTAL	2,347 sq. ft.	218 sq. m.

www.mjfinncommercial.co.uk

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Features:

- Extremely prominent building
- Class E Use - Shell & Core
- ALL ground floor | Max. depth 70'7
- Unit B: 2,347 sq. ft. remaining
- REDUCED TO £29.50/sq. ft. excl.
- Up to 5 secure parking spaces
- Shared rear courtyard
- Light and spacious
- Max. ceiling height 10'5 (3.18m)
- To Let - New Lease

Terms:

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

Rent:

£69,237 p.a.x.

Premium:

N/A

Rates:

London Borough of Hounslow on 020 8583 5708. To be reassessed.

EPC:

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VAT:

VAT is applicable.

Legal Costs:

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

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:

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Subject to Contract: Mar-22

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