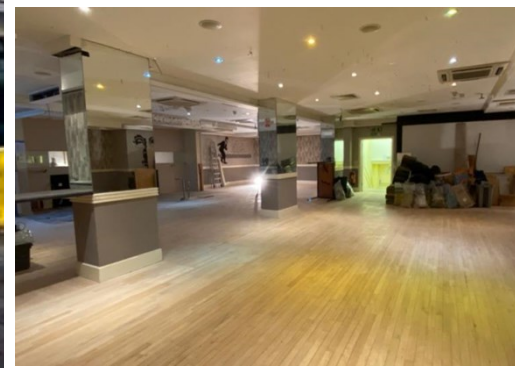


TO LET

FIRST TIME ON THE MARKET IN OVER 40 YEARS

MJFINN
COMMERCIAL

020-8995 5678



11 - 13 CHISWICK HIGH ROAD, CHISWICK W4 2ND

4,570 sq.ft. (425 sq.m.)

Description: Forming part of this elegant Grade II Listed building, part occupied by Tic-toc Day Nursery with residential units above. The vacant space is arranged over the ground floor (open plan) and basement. Externally, to the front east side, there is a demised forecourt 17ft x 13ft with service hatch to the basement. Communal entrance and lobby with intercom.

Ground floor: NIA 3,315 sq. ft., max. depth 90ft/27m, ceiling height over 10ft. With male and female WCs/washrooms and staircase leading to the vast Basement: 1,255 sq. ft. useable accommodation including a kitchenette (with door to lightwell) + various rooms and areas of vault storage. Subdividing the space will also be considered.

Location: Situated in a prominent position on the south side of Chiswick High Road (A315), just to the West of the junction with Goldhawk Road (A402) and King Street. Close to good local shopping, restaurant and the transport facilities offered in the area; within 200 metres of Stamford Brook TfL (District Line) station. Many bus routes serve the area. Convenient for 'pay & display' parking on the surrounding roads. Easy access into and out of Central London via A4/M4 and the A40(M).

FLOOR

Ground Floor NIA	3,315	308
Basement NIA	1,255	117
TOTAL	4,570 sq. ft.	425 sq. m.

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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:

- Unique opportunity in Central Chiswick
- Imposing Grade II Listed building
- Good natural light | Ceiling lanterns
- 3 Phase electrics | Gas
- Ground floor 3,315 sq. ft. open plan
- Basement: 1,255 sq. ft. of useable space
- Currently Sui Generis Use
- Other uses considered STPP
- Competitive rent & terms
- To Let - New Lease

Terms:

A new FRI lease for a term to be mutually agreed, subject to periodic rent reviews.

Area:

4,570 sq. ft. (425 sq. m.)

Rent:

£122,500 per annum exclusive.

Service Charge:

To be confirmed.

Rates:

Please contact the London Borough of Hounslow. Rateable value for use as a Club & Premises is £14,500. This value may change if re-assessed for other Uses.

EPC:

D (89)

VAT:

VAT is not applicable.

Legal Costs:

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

Possession:

Upon completion of the Landlord's intended works and change of use if required.

Viewing:

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



Subject to Contract: Mar-24

CONTACT US
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