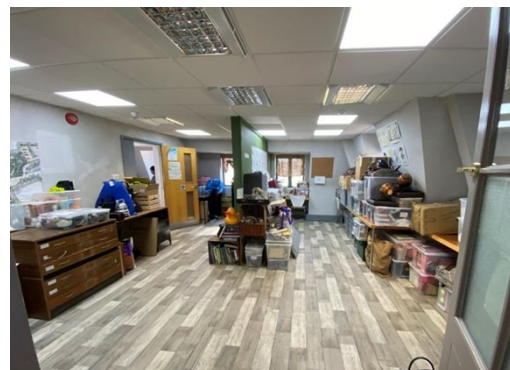


TO LET

SHORT TERM SELF-CONTAINED BUILDING

MJFINN
COMMERCIAL

020-8995 5678



BUILDING B, 2 BELMONT ROAD, CHISWICK W4 5UH

2,155 sq.ft. (200 sq.m.)

Description: 2b Belmont Road is a self-contained 3 storey corner building; accessed directly from Belmont road with a fire exit leading to the rear private parking area. The property benefits from 3 secure parking spaces, stairway leading to upper levels, WC/washroom facilities on each floor and a small kitchenette on the second floor. Gross internal area: approx. 2,600 sq.ft.

Location: Prominent commercial building situated in the heart of Chiswick, on the west side of Belmont Road, adjacent to the corner with Chiswick High Road (to the rear of Starbucks at 376 CHR) and at the entrance to Sainsbury's Food Store and car park. 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 and Turnham Green TfL (District line) stations and Gunnersbury (District and London Overground lines) station is ½ mile to the west. The area is well served by many bus routes. Benefiting from three secure parking spaces, plus Pay by Phone parking immediately outside and close by. Easy road access into and out of Central London via A4/M4.

FLOOR

Ground Floor	445	41
First Floor	910	85
Second Floor	800	74
TOTAL	2,155 sq. ft.	200 sq. m.

www.mjfinncommercial.co.uk

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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.

BUILDING B, 2 BELMONT ROAD, CHISWICK W4 5UH

Features:

- AVAILABLE SHORT TERM (2 years)
- Class E Use Commercial Building
- Self-contained | 3 Storey former office
- 3 x WCs | 3 x Gated parking spaces
- Corner position | Dual aspect windows
- Private entrance from Belmont Road
- Central Chiswick location
- Convenient parking options
- Well managed block
- To Let - Competitive terms

Terms:

A new short term lease is available until November 2025.

Area:

2,155 sq. ft. (200 sq. m.)

Rent:

£60,000 per annum exclusive.

Service Charge:

Service charge is applicable - current amount payable to be confirmed.

Rates:

Please contact the London Borough of Hounslow.
Rateable value: £51,000 (2023).

Interested parties to make their own enquiries with regards to eligibility for rates relief, discount etc..

EPC:

D (99)

VAT:

VAT is applicable.

Legal Costs:

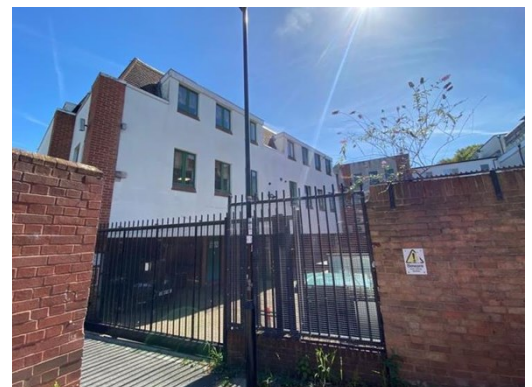
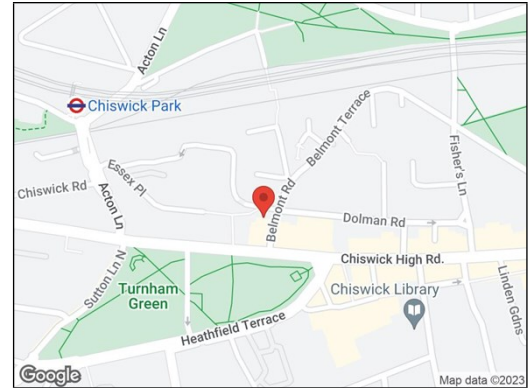
Each party to be responsible for its own costs in this transaction.

Possession:

Immediately upon completion of legal formalities.

Viewing:

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



Subject to Contract: Feb-24

CONTACT US
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