

# TO LET

HEALTH | WELLNESS | BEAUTY | OFFICE

**MJFINN**  
COMMERCIAL

020-8995 5678



## THE HOGARTH CLUB, 1A AIREDALE AVENUE, CHISWICK W4 2NW

**1,490 sq.ft. (138 sq.m.)**

**Description:** The Hogarth Office benefits from a prime position adjacent to the main Club and reception. Prominent private entrance, framed by an arched porch and box hedging, with a staircase leading to a spacious lobby (60 sq. ft.) with large skylight, decorative planters, and threshold steps up to inner entrance door opening to a welcoming reception area.

The accommodation is situated on the first floor of this two storey building, featuring large arched windows which provide ample natural light and is arranged as follows:

- > Offices: 1,360 sq. ft. open plan reception/offices and four well-proportioned partitioned rooms (3 glazed)
- > Two store rooms: 70 sq. ft. (incl. security safe)
- > Lobby entrance: 60 sq. ft.
- > Plus a kitchenette and WC/washroom

**Location:** Located on a leafy residential street in Central Chiswick, Airedale Avenue runs south off the eastern end Chiswick High Road, midway between the junctions with Chiswick Lane (A316) and King Street/Goldhawk Road (A402). Benefiting from excellent transport links; Stamford Brook TfL station (District line) within 7 mins walk, many bus routes serving the area, and ½ mile northeast of Hogarth Roundabout providing access to the A4/M4 Great West Road and A316 Great Chertsey Road. On-site parking available by separate negotiation.

Forming part of the well-established Hogarth Health Club “a leafy jewel set in two acres of beautifully maintained grounds”. Since opening as an independent health club in 1981, The Hogarth has grown to become a prestigious wellness hub, offering a diverse range of health, fitness and beauty services to members and non-members,

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together with comprehensive sports and leisure facilities. The former 'Hogarth Office' offers the opportunity for a complimentary business to work alongside the T

## **FLOOR**

First Floor	1,360	126
Lobby	60	6
Stores	70	7
Kitchenette & WC	-	-
<b>TOTAL</b>	<b>1,490 sq. ft.</b>	<b>138 sq. m.</b>

Subject to Contract: Mar-24

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## Features:

- Versatile first floor accommodation
- Prominent position with private entrance
- Large arched feature windows throughout
- Forming part of The Hogarth Health Club
- Unique opportunity with wellness hub
- Central Chiswick location
- Access to on-site facilities
- Health | Wellness | Beauty | Office
- Parking by separate negotiation
- To Let - Flexible Terms

## Terms:

NEW full repairing & insuring lease, by way of service charge, for a term by mutual agreement, subject to periodic rent reviews.

## Area:

1,490 sq. ft. (138 sq. m.)

## Rent:

£65,000 p.a.x. plus service charge.

## Service Charge:

Service charge TBC: Inclusive of Business Rates, electricity, gas, water, Buildings Insurance, building maintenance & repairs, fire safety equipment and property management. VAT may be applicable.

## Rates:

Included within the Service Charge.

## EPC:

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## VAT:

VAT is applicable.

## Legal Costs:

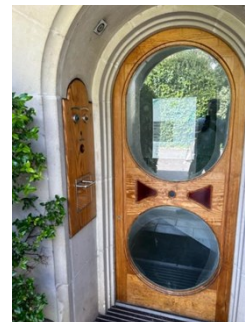
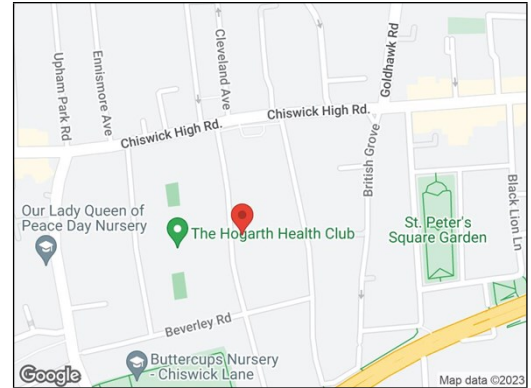
Each party to be responsible for their own legal costs in this transaction.

## Possession:

Immediately upon completion of legal formalities.

## Viewing:

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



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