

# TO LET

## FIRST & SECOND FLOORS | NEWLY REFURBISHED

# MJFINN COMMERCIAL

## 020-8995 5678



## CHARDIN HOUSE, 5 CHARDIN ROAD, CHISWICK W4 1RJ

### 985 sq.ft. (92 sq.m.)

**Description:** Prominent position, adjacent to the rear of 47 Turnham Green Terrace. The accommodation is arranged over the two upper floors above Featherstone Leigh Estate Agents and has been newly refurbished throughout. Private ground floor entrance direct from Chardin Road, with advertising fascia above the door.

**FIRST FLOOR:** NIA 510 sq.ft. open plan with dual aspect windows, fitted kitchenette plus WC/washroom and storage cupboard.

**SECOND FLOOR:** NIA 475 sq.ft. two rooms incl. open eaves plus WC/washroom and storage areas.

**Location:** Chardin Road links east to west from Turnham Green Terrace (Barnard Marcus and Oxana Lifestyle) to Elliott Road. Chardin House is readily visible from Turnham Green Terrace (B491), a prime retail location in central Chiswick, only some 150 metres south of Chiswick High Road (A315), with Turnham Green TfL (District and part time Piccadilly line) station a similar distance to the north.

#### FLOOR

First floor	510	47
Second floor incl. eaves	475	44
2 x WCs + storage	-	-
<b>TOTAL</b>	<b>985 sq. ft.</b>	<b>92 sq. m.</b>

[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

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## Features:

- Class E Use - Versatile space
- Self-contained first & second floors
- Private entrance from Chardin Road
- Newly refurbished throughout
- Gas central heating
- Air-conditioning (not tested)
- Imposing building | Prominent position
- Just off Turnham Green Terrace
- TO LET - NEW LEASE
- Flexible terms

## Terms:

A full repairing and insuring lease for a term by mutual agreement, minimum 5 years, subject to periodic rent reviews.

## Area:

985 sq. ft. (92 sq. m.)

## Rent:

£40,000 p.a.x.

## Service Charge:

TBC - Reimbursement of the Landlord's costs, including Building Insurance premium, by fair proportion.

## Rates:

Please contact the London Borough of Hounslow. Rateable Value: £11,000. Full exemption available for small businesses.

## EPC:

D (97)

## VAT:

VAT is not applicable.

## Legal Costs:

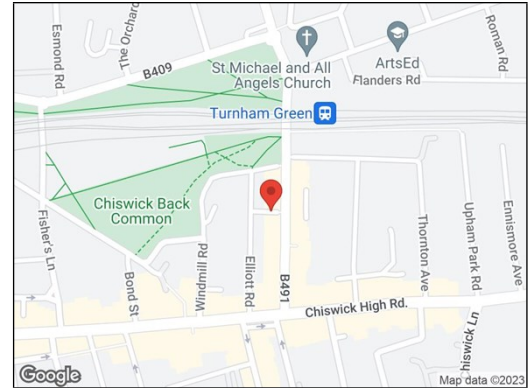
The Tenant to contribute £1,500 plus VAT towards the Landlord's legal costs.

## Possession:

Immediately upon completion of legal formalities.

## Viewing:

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



Subject to Contract: Apr-24

**CONTACT US**  
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