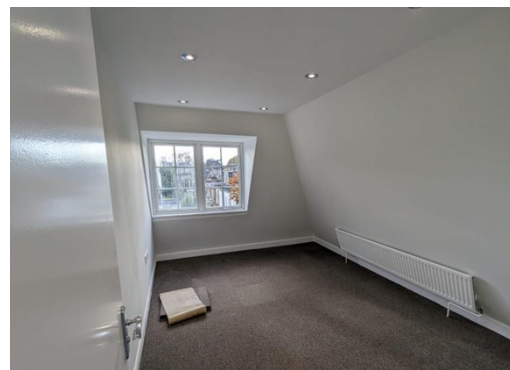


TO LET

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	-	-
TOTAL	985 sq. ft.	92 sq. m.

www.mjfinncommercial.co.uk

info@mjfinncommercial.co.uk | 11 Devonshire Mews, Chiswick, London W4 2HA

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.

CHARDIN HOUSE, 5 CHARDIN ROAD, CHISWICK W4 1RJ

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:

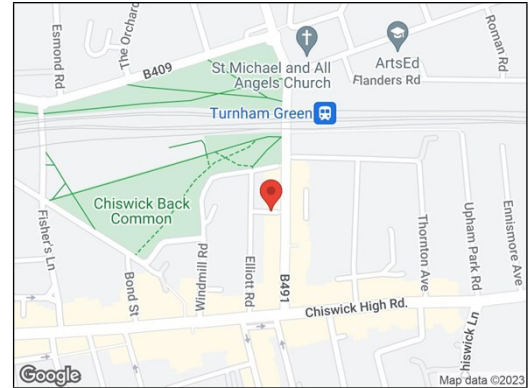
The Tenant to contribute £1,500 plus VAT towards the Landlord's legal costs.

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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