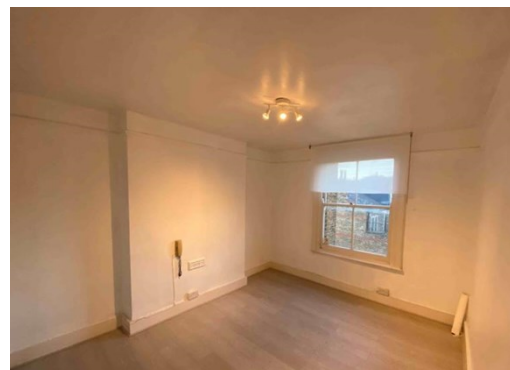


# TO LET

## OFFICE SUITES - COMPETITIVELY PRICED

# MJFINN COMMERCIAL

## 020-8995 5678



## 80 - 82 CHISWICK HIGH ROAD, CHISWICK W4 1SY

### 135 sq.ft. (13 sq.m.)

**Description:** Arranged over the upper two floors of this attractive period building. Two suites located on the SECOND FLOOR - Front 405 sq.ft. comprising two interconnecting rooms; Rear 135 sq.ft., arranged as one room.

Communal entrance with stairways leading to the first and second floors. Shared W.C./Washrooms and kitchenette facilities on each floor.

**Location:** Situated in a prominent position on Chiswick High Road (A315), almost directly opposite the junctions with Chiswick Lane (A316) and Homefield Road, close to the junction with Ennismore Avenue. Convenient for the comprehensive shopping, restaurant and transport facilities offered in the area. Local traders include Sainsburys Local, Fletchers Estate Agents, The Good Wine Shop, KFC, Sk:n, The Roebuck P.H. and Chiswick Cinema. Turnham Green and Stamford Brook TfL stations are within ½ mile. Easy road access into and out of Central London via A4/M4 and North & South Circular Roads.

#### FLOOR

Building Area	135	13
Floor Area	135	13
Second floor	135	13
<b>TOTAL</b>	<b>135 sq. ft.</b>	<b>13 sq. m.</b>

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

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# 80 - 82 CHISWICK HIGH ROAD, CHISWICK W4 1SY

## Features:

- Well presented office suites
- Central Chiswick location
- Two second floor suites
- Gas central heating incl in SC
- Sash windows | High ceilings
- Carpeted | Shared facilities
- Attractive period building
- Close to Stamford Brook station
- Flexible all incl. licence agreement
- Competitive price



## Terms:

FLEXIBLE TERM - New Licence for a term of 6 - 12 months. Deposit equivalent to 2 months Licence Fee.

## Area:

135 sq. ft. (13 sq. m.)

## Rent:

Rent: £505/month + £170/month service charge.

## Service Charge:

Approx. £15/ sq.ft. INCLUDES the supply and use of gas central heating, electricity, water, Business Rates, property insurance plus communal maintenance and cleaning of communal areas.

## Rates:

Included in the comprehensive Service Charge.

## EPC:

D (86)

## VAT:

VAT payable on the utility bills only.

## Legal Costs:

Licensee to pay £300 + VAT for the Licence Agreement.

## 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**  
020 8995 5678

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