

TO LET

SELF-CONTAINED GROUND FLOOR PREMISES

MJFINN COMMERCIAL

020-8995 5678



36 BLACK LION LANE, HAMMERSMITH W6 9BE

480 sq.ft. (45 sq.m.)

Description: Well presented, self-contained GROUND FLOOR premises, with private front entrance, 12ft window frontage, and open forecourt extending some 10'3 from the pavement line. Arranged as three interconnecting rooms leading to a staffroom with kitchenette facilities, fitted storage and door to WC/washroom.

Location: Prominent corner position at the southern end of this short terrace of Grade II Listed houses, adjacent to The Willows Pre-School, within the St Peter's Square Conservation Area. Excellently situated in the heart of this extremely affluent residential area, interspersed with well established office buildings, adjacent to St Peter's Square.

Black Lion Lane runs south from King Street (A315) almost at the junction of the latter, Chiswick High Road (A315) and Goldhawk Road (A4020). Very convenient for public transport, Stamford Brook (TfL) District line station is within a short walk. The location provides easy road access into and out of central London via A4/M4. Convenient for RingGo parking and Permits Monday to Friday 9am – 5pm. Many bus routes serve along Kings Street and the main thoroughfares.

FLOOR

Offices (3 rooms)	415	39
Staffroom	65	6
WC/washroom	-	-
TOTAL	480 sq. ft.	45 sq. m.

www.mjfinncommercial.co.uk

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Features:

- Self-contained | Ground floor only
- Grade II Listed within Conservation Area
- Prominent corner position
- Arranged as 3 interconnecting rooms
- Staff room, storage, kitchenette & WC
- Very good natural light throughout
- Private front entrance
- Very convenient transport links
- Ideal for professional services
- To Let - NEW LEASE

Terms:

A full repairing and insuring lease for a minimum term of 8 years, subject to rent reviews every 4th year upward only. Deposit required.

Area:

480 sq. ft. (45 sq. m.)

Rent:

£17,500 per annum exclusive.

Service Charge:

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

Rates:

Please contact the London Borough of Hammersmith & Fulham. Rateable value: £13,500.

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

EPC:

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VAT:

VAT is not applicable.

Legal Costs:

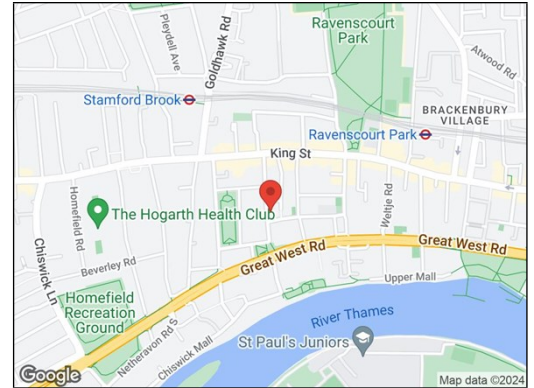
The Tenant to contribute £1,500 plus VAT towards the Landlord's legal costs.

Possession:

Immediately upon completion of legal formalities.

Viewing:

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



Subject to Contract: May-24

CONTACT US
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