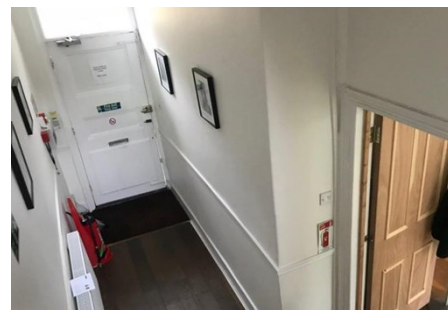


TO LET

OFFICE SUITES FROM 180 SQ. FT.

MJFINN
COMMERCIAL

020-8995 5678



15 BRACKENBURY ROAD, HAMMERSMITH W6 0BE

Location:

No.15 Brackenbury Road is situated on the corner of Brackenbury Road (east) at the junction with Brackenbury Gardens, within 75m south of the junction with Goldhawk Road [A402] (Majestic Wine). Within ¼ mile of the local shops and eateries where Brackenbury Road meets Aldensley Road to the south. Goldhawk Road TfL Station (Circle and Hammersmith & City lines) is about ¼ mile to the east. Hammersmith (District, Hammersmith & City, Circle and Piccadilly), Ravenscourt (District) and Shepherds Bush (Central and London Overground) TfL stations are all within 1 mile of the property. The location provides easy road access into and out of central London via A4/M4 and A40/M40. Convenient for 'Ringo' parking and Business Permits Monday to Friday 9am – 5pm. Many bus routes serve the area.

Description:

Very well presented office suites arranged over the upper floors of this attractive period property.

Unit	Area sq. ft.	Area sq. m.	Rent p.a.x.
Raise Ground Floor Suite	310	29	£10,850
Loft Room Suite	180	17	£5,400

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.

15 BRACKENBURY ROAD, HAMMERSMITH W6 0BE

Features:

- Very well presented
- Two remaining office suites
- Very good natural light
- Gas Central Heating
- Security alarm
- Add. comprehensive service charge
- Very good transport links
- Flexible terms
- To Let by way of Licence Agreement
- Sole Agent - MJ Finn Commercial

Terms:

Our Client will grant a new LICENCE/s for a term of 12 MONTHS less 3 days. Licence fee and service charge to be paid monthly in advance. Deposit equivalent to 2 months' Licence Fee & SC will be held for the term of the Licence.

Service Charge:

£22.50/sq. ft. + VAT incl.: Rates, electricity, gas, water, buildings insurance, security alarm, fire safety, com. cleaning, window cleaning, sundries and management.

Rates:

Included in the service charge.

EPC:

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VAT:

VAT is applicable.

Legal Costs:

£300 + VAT for the preparation of the Licence Agreement.

Viewing:

Strictly by appointment only.
Important note: all viewing attendees must be wearing a face mask to enter the property.

Contact:

Dee Hurley
020 8995 5678
info@mjfinncommercial.co.uk



Subject to Contract: Mar-21