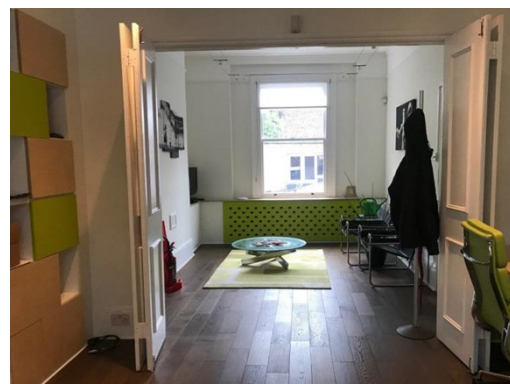


# TO LET

## VERY WELL PRESENTED OFFICE - RAISED GROUND FLOOR

# MJFINN COMMERCIAL

## 020-8995 5678



## 15 BRACKENBURY ROAD, HAMMERSMITH W6 0BE

### 310 sq.ft. (29 sq.m.)

**Description:** Forming part of this attractive end of terrace period building. The well maintained leafy front garden with pathway and steps up to the imposing front door (shared); spacious entrance hall with staircase leading to the upper and lower floors. Shared WC/washroom and kitchen. The remaining suites benefit from very good natural light provided by the dual aspect windows.

**Location:** 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.

#### FLOOR

Floor Area	310	29
<b>TOTAL</b>	<b>310 sq. ft.</b>	<b>29 sq. m.</b>

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

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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:

- Class E Use Office Suites
- RAISED GROUND FLOOR 310 sq.ft.
- Very good natural light
- Gas Central Heating | Security alarm
- Imposing period building
- Well presented and managed
- 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 (rent) & Service Charge will be held for the term of the Licence.

## Area:

310 sq. ft. (29 sq. m.)

## Rent:

£35 per sq. ft. excl. + Service charge and VAT.

## Service Charge:

£22.50/sq. ft. + VAT incl.: Business rates, electricity, gas, water, buildings insurance, security alarm, fire safety, cleaning of communal areas, window cleaning, WC sundries and management.

## Rates:

Included in the service charge.

## EPC:

C (57)

## VAT:

VAT is applicable.

## Legal Costs:

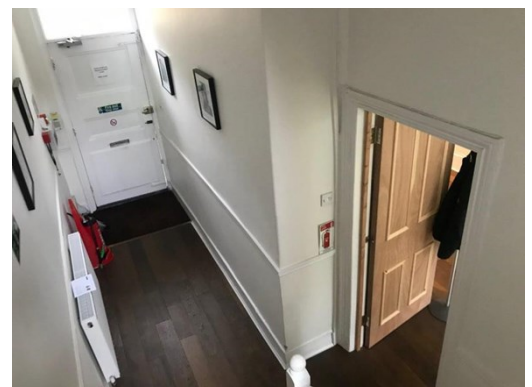
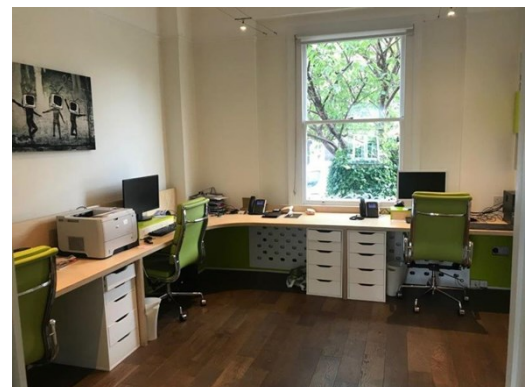
£300 + VAT for the preparation of the Licence Agreement.

## Possession:

Immediately.

## 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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