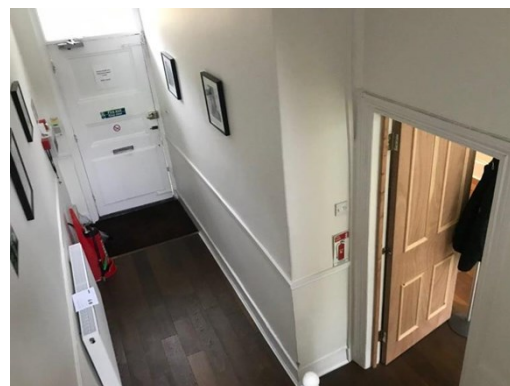


TO LET

VERY WELL PRESENTED OFFICES

MJFINN COMMERCIAL

020-8995 5678



15 BRACKENBURY ROAD, HAMMERSMITH W6 0BE

sq.ft. (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. RAISED GROUND Office: 310 sq.ft. LOFT Office: 180 sq.ft.

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.

Unit	Area sq. ft.	Area sq. m.	Rent p.a.x.
Raised Ground	310	29	£905/month excl.
Loft Office	180	17	£375/month excl..

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:

- Class E Use Office Suites
- RAISED GROUND Office: 310 sq.ft.
- LOFT Office: 180 sq.ft.
- Very good natural light
- Gas Central Heating | Security alarm
- 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.

Service Charge:

Comprehensive service charge INCLUSIVE of Business rates, electricity, gas, water, buildings insurance, security alarm, fire safety, cleaning of communal areas, window cleaning, WC sundries and management. RAISED GROUND OFFICE: £581.25 per month. LOFT OFFICE: £337.50 per month. Subject to VAT.

Rates:

Included in the service charge.

EPC:

C (57)

VAT:

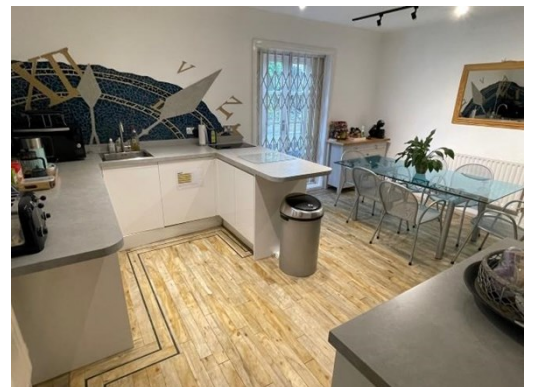
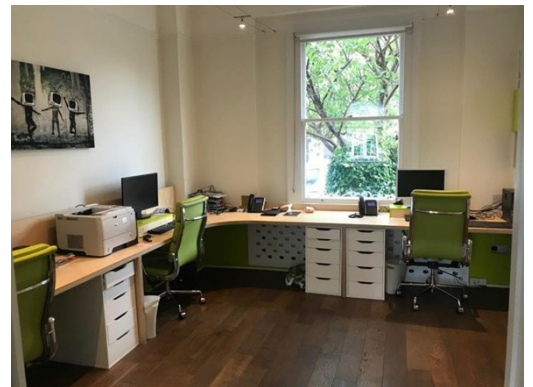
VAT is applicable on Licence Fee and Service Charge.

Legal Costs:

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

Viewing:

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



Subject to Contract: May-24

CONTACT US
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