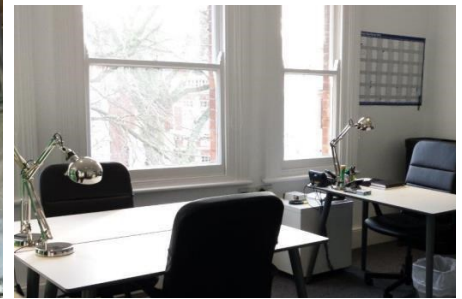


# TO LET

OFFICE SUITES - FLEXIBLE TERMS

**MJFINN**  
COMMERCIAL

**020-8995 5678**



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

**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 Sainsbury Local, Fletchers Estate Agents, The Good Wine Shop, KFC, Sk:n and The Futon Company. 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.

**Description:**

Office suites arranged over the upper two floors of this attractive period building.

Shared W.C./Washrooms and kitchenette facilities on each floor.

Unit	Area sq. ft.	Area sq. m.	Rent p.a.x.
Second floor rear Suite No. 82	245	23	£8,575
Second floor front Suite No.82	405	38	£14,175

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

[info@mjfinncommercial.co.uk](mailto:info@mjfinncommercial.co.uk) | 11 Devonshire Mews, Chiswick, London W4 2HA

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## Features:

- Well presented office suites
- Central Chiswick location
- Flexible terms
- Gas central heating
- Intercom
- Carpeted
- Attractive period building
- Close to Stamford Brook station
- Licence agreement



## Terms:

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

## Service Charge:

£15.00 per sq. ft. which includes gas heating, electricity, water, Business Rates, property insurance, communal maintenance and communal cleaning.

## Rates:

Included in the Service Charge.

## EPC:

D (86)

## VAT:

VAT payable on the utility bills only.

## Legal Costs:

Licensee to pay £300 + VAT for 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: Dec-20

**CONTACT US**  
020 8995 5678

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