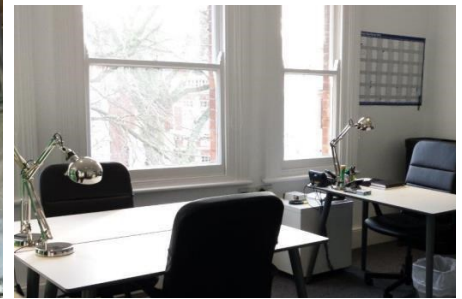


TO LET

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 Sainsburys Local, Fletchers Estate Agents, The Good Wine Shop, KFC, Sk:n, The Roebuck P.H. and the new Chiswick Cinema. 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

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.

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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/ 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:

Jojo Finn
020 8995 5678
jojo@mjfinncommercial.co.uk



Subject to Contract: Nov-21

CONTACT US
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