

TELEPHONE

020 8995 5678

"Well presented - Ready to move into"

3 x D1-Use Suites: 85 sq.ft. - 115 sq.ft.

Chiswick Medical Centre

2B ANTROBUS ROAD

London W4 5HY

TO LET – New INCLUSIVE Licence/s

LOCATION:

This recently refurbished medical practice is situated on the north side of Antrobus Road, close to the junction with Cleveland Road. Within walking distance of Turnham Green, Chiswick Park & Acton Town TfL underground stations and South Acton mainline station. Convenient for local shops, and with the comprehensive shopping, restaurant and transport facilities of Chiswick High Road (A315) just over ¼ mile to the south. Situated in the heart of this densely populated residential area. Easy access into and out of Central London via A4/M4 & A40(M) motorways and the North & South Circular Roads.

ACCOMMODATION: These THREE D1-Use Suites have very good natural light and provide the following approximate floor areas:

Room B (ground floor rear - consultation room with sink) - 110 sq. ft. (10.22m²)

Room C (first floor front - consultation room with sink) - 85 sq. ft. (7.90m²)

Room D (first floor rear - consultation room with sink) - 115 sq. ft. (10.68m²)

Plus: W.Cs/Washrooms

Two shared waiting rooms (ground and first floor)

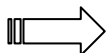
NB: a further first floor room will be available end June 2009.

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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www.mjfinncommercial.co.uk

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FEATURES: RECENTLY REFURBISHED * D1-USE * GROUND & FIRST FLOORS * VERY GOOD NATURAL LIGHT * MODERNISED TO A HIGH STANDARD * SINK PRESENT IN EACH ROOM * CLIENT/PATIENT WAITING AREAS * EARLY VIEWING RECOMMENDED * NEW INCLUSIVE LICENCE/s.



Ground floor waiting area

TERMS

LICENCE: Our Client will grant **NEW INCLUSIVE LICENCES**’ each for a term of **SIX MONTHS**. Deposit equivalent to 2 month’s Licence Fee plus 1 month’s Licence Fee in advance.

LICENCE FEE: Room B: £3,900 for each period of **SIX MONTHS**.

Room C: £3,100 for each period of **SIX MONTHS**.

Room D: £3,900 for each period of **SIX MONTHS**.

Each Licence Fee is **INCLUSIVE** of ‘Rent’, Business Rates, gas, electricity, heating, water, property insurance, etc.

LEGAL COSTS: Licensee to pay £150 plus V.A.T., for the Licence Agreement.

POSSESSION: Immediate upon completion of the Licence Agreement.

VIEWING: Strictly by appointment through the Licensor’s sole agent:

MJFINN COMMERCIAL

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Fax: 020 8995 6979

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Web site: www.mjfinncommercial.co.uk

N.B. Terms quoted are exclusive of V.A.T.

Subject to Contract

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