

TELEPHONE

020 8995 5678**“Well presented - prominent and convenient location”**

OFFICE SUITE

245 sq. ft. [22.80m²]

80/82 CHISWICK HIGH ROAD

London, W4 1SY

TO LET – NEW INCLUSIVE LICENCE

LOCATION:

This well presented office suite is situated in a prominent position overlooking 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, Pronta Print, Tate Estate Agents, Wimbledon Wine Cellar, Futon Company and Roebuck P.H.. Both Turnham Green and Stamford Brook TfL underground stations are within ½ mile. Convenient for ‘Pay & Display’ parking. Easy road access into and out of Central London via A4/M4 and North & South Circular Roads.

ACCOMMODATION: This office suite is arranged on the **SECOND FLOOR**, providing the following approximate floor area: -

OFFICE SUITE (2 rooms) - 245 sq. ft. (22.80m²)

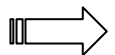
Shared use of W.C.s/Washrooms and Kitchen off landing.

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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FEATURES: WELL PRESENTED OFFICE SUITE * GOOD NATURAL LIGHT * READY TO MOVE INTO * CLOSE TO RESTAURANTS, SHOPS, ETC. * STAMFORD BROOK AND TURNHAM GREEN TfL STATIONS WITHIN ½ MILE * AVAILABLE BY WAY OF INCLUSIVE LICENCE.

SOLE AGENT: **MJ FINN COMMERCIAL**



TERMS

LEASE: Our Client will grant new 'INCLUSIVE' LICENCE for a term of SIX MONTHS. Deposit equivalent to 2 months' Licence Fee plus 1 month's Licence Fee in advance.

RENT: £4,000 inclusive for each period of SIX MONTHS.

The Licence Fee is **INCLUSIVE** of 'Rent', Business Rates, gas, electricity, heating, water, property insurance, etc.

EPC: Available on request.

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

POSSESSION: Immediately upon completion of the Licence Agreement.

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

MJFINN COMMERCIAL

Tel: 020 8995 5678

Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Web Site: www.mjfinncommercial.co.uk

N.B. Rent quoted is exclusive of V.A.T.

Subject to Contract

(06/2k10)