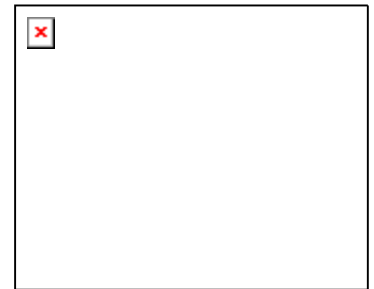


TELEPHONE

020 8995 5678**"Well presented - Ready To Move In"****B1-Use Office – 340 sq. ft.** [31.59m²]**74 GLENTHORNE ROAD**
Hammersmith, W6 0LR**NEW LEASE – To Let****LOCATION:**

Forming part of this prominent parade of terraced shops on the north side of Glenthorne Road (A315), equidistance between its junctions with Dalling Road and Hammersmith Grove/Shepherd's Bush Road (A219). Glenthorne Road forms the southern fringe of Brackenbury Village and within 200m of the comprehensive shopping and transport facilities along King Street (A315) and Hammersmith Broadway. Local traders include, Glenthorne Tyres, May's Cafe, Douglas & Gordon Estate Agents, The Fire Place Shop and The Stonemasons Arms and The Dartmouth Castle Public Houses. Both Ravenscourt (District line) and Hammersmith (District, Piccadilly and Hammersmith & City) TfL stations are within 300m. Easy road access into and out of Central London via A4/M4 & A40 (M) Motorways. Many 'bus routes serve the area. 'Pay & Display' parking bays outside the property.

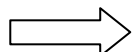
ACCOMMODATION: Arranged over the GROUND FLOOR:**Office** - 340 sq. ft. [31.59m²]**PLUS:** Kitchen/staff room, W.C./washroom and storage cupboard.**(the above measurements are approximate and for guidance only)**

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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Email: info@mjfinncommercial.co.uk

Telephone: 020 8995 5678

www.mjfinncommercial.co.uk

FEATURES: WELL PRESENTED WITH GOOD NATURAL LIGHT * B1 - USE OFFICE (STREET FRONTAGE) * DENSELY POPULATED RESIDENTIAL AREA AND CLOSE TO THE AMENITIES OF HAMMERSMITH * GOOD PUBLIC TRANSPORT AND ROAD CONNECTIONS ACCESS INTO AND OUT OF CENTRAL LONDON * TO LET – NEW LEASE.



TERMS

LEASE: A new full repairing & insuring lease, for a minimum term of 3 years, subject to rent reviews.

RENT: **£10,500** per annum exclusive.

RATES: Please contact the London Borough of Hammersmith and Fulham on 020 8600 7777. We are advised that the rateable value is £10,000 (2010/2011).

EPC: Available on request.

LEGAL COSTS: The ingoing Tenant to contribute £1,000 + V.A.T. towards the Landlord's legal costs in the transaction.

POSSESSION: Immediately upon completion of legal formalities.

VIEWING: Strictly by appointment through the Landlord's 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, etc. quoted exclusive of V.A.T.

Subject to Contract

(3/2k10)