

TELEPHONE

020 8995 5678

*** REDUCED RENT ***

VERY WELL PRESENTED - SELF CONTAINED MEWS BUILDING

OFFICE (B1 Use) 560 sq. ft.

**3 GOLDHAWK MEWS
London, W12 8PA**

TO LET – New Lease

LOCATION:

Goldhawk Mews is situated just off Goldhawk Road [A402] (between St. Stephens Avenue & Devonport Road) which runs between King Street / Chiswick High Road [A315] and Shepherds Bush. Within 200m of Goldhawk Road (Hammersmith & City) underground station and close to Shepherds Bush/Market & Ravenscourt Park (Hammersmith & City, Central and District lines) underground stations. Convenient for local shopping along Goldhawk Road and within 1 mile of Westfield Shopping Centre. This location provides easy road access into and out of Central London via A4 / M4 and A40 / M40 – ‘Pay & Display’ and Business Permit parking bays close-by.

ACCOMMODATION: The accommodation comprising a **self contained (B1-Use) OFFICE** totalling some **560 sq. ft.**, arranged over two floors. The property enjoys very good natural light, especially from the full width windows/doors to the ground floor facing directly onto the Mews.

First Floor	285 sq.ft. (26.48m ²)
Ground Floor	275 sq.ft. (25.55m ²)
TOTAL (approx.)	560 sq.ft. (52.03m ²)

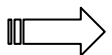
Kitchenette & W.C./Washroom

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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FEATURES: INFREQUENTLY AVAILABLE IN THIS ATTRACTIVE MEWS * SELF CONTAINED, TWO STOREY OFFICE BUILDINGS (B1 USE) * VERY POPULAR AND CONVENIENT LOCATION, close to public transport * RECENTLY REDECORATED THROUGHOUT * GOOD NATURAL LIGHT * Fixed work stations/desks are to remain allowing for almost immediate occupation to the successful Lessee * Sole Agent – MJFINN Commercial



TERMS

LEASE: NEW full repairing and insuring lease to be held for a term by arrangement, minimum 3 years, subject to periodic rent reviews.

RENT: **£12,500** per annum exclusive. **NEW REDUCED RENT**

RATES: Please contact the London Borough of Hammersmith & Fulham on 020 8600 7777.
We are advised that the rateable value for the office is £10,500 (2010/11).

EPC: Available on request.

LEGAL COSTS: The tenant to contribute £1,000 plus V.A.T. towards the Lessor's legal costs in this transaction.

POSSESSION: Immediately upon completion of legal formalities.

VIEWING: Strictly by appointment through Lessor's sole agent:

MJFINN COMMERCIAL

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Web Site: www.mjfinncommercial.co.uk

N.B. The figures quoted are exclusive of V.A.T..

Subject to Contract