

TELEPHONE

020 8995 5678**VERY WELL PRESENTED - SELF CONTAINED OFFICE BUILDING****OFFICE BUILDING (B1 Use) 560 sq. ft.**

3 GOLDHAWK MEWS

London, W12 8PA

TO LET – New Lease

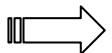
LOCATION:

Goldhawk Mews is situated just off Goldhawk Road (between St. Stephens Avenue & Devonport Road) which runs between King Street / Chiswick High Road and Shepherds Bush. Close to Goldhawk Road, Shepherds Bush & Ravenscourt Park (Hammersmith & City, Central and District Lines) underground stations. Convenient for local shopping along Goldhawk Road. 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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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.

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: **£16,000** per annum exclusive.

RATES: Please contact the London Borough of Hammersmith & Fulham on 020 8600 7777.

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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Subject to Contract

(07/2k7)