

TELEPHONE

020 8995 5678**NEWLY BUILT - READY FOR PURCHASER'S OWN FIT OUT****B1-Use PREMISES****1,315 & 2,360 sq. ft.*****THE DAIRY*****2 & 6 HEATHMANS ROAD****Parsons Green, SW64TJ****FOR SALE – Long Lease/s****LOCATION:**

Forming part of this major new commercial and residential development on the west side of Parsons Green Lane, extending between Heathmans Road and Parsons Green Tfl (District line) station. These offices are situated on the former dairy site (Block D) on the north side of Heathmans Road, immediately to the rear of H.R.Owen (Alfa Romeo) showroom. Very convenient for the wide selection of shops, restaurants, etc. in Parsons Green and along Kings Road (A308). Bus routes serve the area. "Pay & Display" parking close by.

ACCOMMODATION: All arranged over the **Ground Floor** with main services available: Approximate floor areas are as follows:

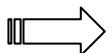
No. 2:	-	1,315 sq. ft.	(122.17m ²)
No. 4:	-	2,250 sq. ft.	SOLD
No. 6:	-	2,360 sq. ft.	(219.25m ²)

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: B1-USE PREMISES OFFERED IN “SHELL ONLY” READY FOR PURCHASER’S FIT OUT * ALL MAINS SERVICES CONNECTED OR AVAILABLE * POPULAR LOCATION, CLOSE TO SHOPS, RESTAURANTS, ETC. AND PARSONS GREEN TFL STATION * LONG LEASE/S – FOR SALE * SOLE AGENT



TERMS

FOR SALE: 125 years leases (from 19th October 2005), held on full repairing and insuring basis by way of service charge. Ground Rent starting at £500 p.a..

PRICE:

No. 2 =	£	350,000
No. 4 =	£	675,000 – SOLD
No. 6 =	£	625,000

Prices quoted are subject to V.A.T. and are subject to contract.

LEGAL COSTS: Each party to be responsible for its own costs. However, the purchaser/s has to pay the vendor’s solicitor £5,000 + V.A.T., prior to the draft contract being sent out, such sum will either be, a) forfeited in the event the purchaser withdraws, for whatever reason, or b) deducted from the purchase price upon completion.

EPC: Available on request.

POSSESSION: Immediately upon completion of legal formalities.

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

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Subject to Contract

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