

TELEPHONE

020 8995 5678**“Unusual opportunity – very good natural light”****SERVICED OFFICE – B1 Use**
425 sq. ft. (39.48m²)**2 OAK LOCK MEWS**
Chiswick, W4 2DS**TO LET – New INCLUSIVE Lease**

LOCATION: Convenient location, about 300 yards south of Chiswick High Road (A315), just north of the junction of Devonshire Road with Fraser Street. Within ¼ mile of Turnham Green TfL Underground Station (district line). The many shopping, restaurant & transport facilities available along Chiswick High Road are relatively close by, yet the office still enjoys a quiet ambience. Easy road access into and out of Central London via A4/M4 and A316, linking to the M25 & M3 Motorways and the North & South Circular Roads.

ACCOMMODATION: Ground Floor – OPEN PLAN, approximate floor area:

OFFICE (B1 Use) – 425 sq. ft. (39.48m²)**PRIVATE ENTRANCE or through communal Reception Area
from Devonshire Road,**

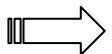
Shared Male & Female W.C.s/Washrooms & Kitchenette.

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Telephone: 020 8995 5678

www.mjfinncommercial.co.uk

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: WELL PRESENTED, OPEN PLAN SERVICED OFFICE with VERY GOOD NATURAL LIGHT * WELL PRESENTED * PRIVATE ENTRANCE * CLOSE TO CHISWICK HIGH ROAD and convenient for TURNHAM GREEN TFL STATION * TELEPHONE SYSTEM (up to 5 lines) + FAX LINE * ALMOST IMMEDIATE OCCUPATION * **NEW LEASE - FLEXIBLE TERMS** * SOLE AGENT - **MJ FINN Commercial**.



TERMS

- TERM:** Our Client will grant a NEW '**INCLUSIVE**' LEASE for a term by arrangement; to be held outside the provisions of the Landlord & Tenant Act 1954 ptll.
- RENT:** £15,000 per annum **INCLUSIVE** of 'Rent', Business Rates, electricity, light, heating, property insurance, etc.
The Rent will be subject to Value Added Tax.
- LEGAL COSTS:** The Tenant to be responsible for the Lessor's reasonable legal costs in this transaction.
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** Strictly by appointment through the Lessor's sole agent:

MJFINN COMMERCIAL

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Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Web Site: www.mjfinncommercial.co.uk

N.B.s

*Telephone lines, calls, photocopying, etc. to be charged separately.
Reception/Secretarial services may be available by negotiation direct with
the Lessor, who occupies the front offices.*

Subject to Contract

(07/2k9)