

TELEPHONE

020 8995 5678**"Popular & Convenient Location - Good Natural Light - Inclusive Terms"****OFFICES – B1 Use**
280 sq. ft. (26.01m²)**OXFORD HOUSE****24 OXFORD ROAD NORTH**
Chiswick, W4 4DH**'TO LET' – By Licence****"Ready to move into"****LOCATION:**

Prominently situated at the corner of Oxford Road North and Wellesley Road, opposite the award winning The Pilot gastro-pub. 'Pay & Display' parking close by. Within ¼ mile of all the excellent shopping, restaurant and transport facilities along Chiswick High Road (A315), and within 5 minutes walk of Gunnersbury underground and mainline station, with Kew Bridge mainline just a little further. 'Bus routes serve the area. Very convenient for fast road access in to and out of Central London via A4/M4 Motorway and the North & South Circular Roads.

ACCOMMODATION: Well presented, **Room 1 – ideal for 3 DESK SPACES**, (some furniture included, if desired):

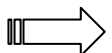
Private Office - 280 sq. ft. (26.01m²)**Shared W.C./Washroom & Kitchenette.**

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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FEATURES: WELL PRESENTED OFFICE * Ideal for 3 desk spaces * READY TO MOVE INTO * AMENITIES INCLUDE – gas fired central heating, fitted carpets, ample power points, entry-phone, shared use of W.C./Washroom * Close to both GUNNERSBURY and KEW BRIDGE stations * ‘Pay & Display’ PARKING OUTSIDE * AVAILABLE BY WAY OF INCLUSIVE LICENCE * SOLE AGENTS – **MJ FINN Commercial**.



TERMS

LICENCE: Our Client will grant a **new ‘INCLUSIVE LICENCE’** for a term of **SIX MONTHS**. Deposit equivalent to 2 months’ Licence Fee plus 1 month’s Licence Fee in advance.

LICENCE FEE: **Room 1 - £5,750** for each period of **SIX MONTHS**.

The Licence Fee is **INCLUSIVE** of ‘Rent’, Business Rates, gas, electricity, heating, water, property insurance, etc.

EPC: Available upon request

LEGAL COSTS: Licensee to pay £150 plus V.A.T., for the Licence Agreement.

POSSESSION: Immediate upon completion of the Licence Agreement.

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

MJFINN COMMERCIAL

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NB: All figures quoted are exclusive of V.A.T..

Subject to Contract

(02/2k10)