

TELEPHONE

020 8995 5678**“Very well presented & Convenient Location - Inclusive Terms”**

OFFICE – B1 Use

2 SUTTON COURT ROAD

Chiswick, W4 4NF

‘TO LET’ – By Licence

“Ready to move into”**LOCATION:**

Prominently positioned on the west side of Sutton Court Road, close to its junction with Heathfield Terrace (A3000) and opposite Chiswick Town Hall. Very convenient for fast road access into and out of Central London via A4/M4 Motorway. Benefiting from the wide range of amenities, shops, restaurants, etc. offered along Chiswick High Road (A315), including Sainsbury' superstore, Waitrose, Carluccio's, Robert Dyas and Boots. Within ¼ mile of Chiswick Park TfL underground station. Pay & Display' parking (Business parking permits are available from L.B. of Hounslow) and 'free' parking weekdays between 12.30 to 16.30 in the Residents' CC Zone opposite.

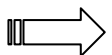
ACCOMMODATION: Ground floor office with 4 work stations (furniture included, if desired):**Gross internal floor area: 435 sq. ft. (40.41m²)****Shared Kitchenette and 2 x W.C.s/washrooms**

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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FEATURES: INNOVATIVELY DESIGNED GROUND FLOOR OFFICE AVAILABLE WITHIN A TWO STOREY, FORMER VICTORIAN STABLE BUILDING * Ideal for 4 desk spaces * READY TO MOVE INTO * AMENITIES INCLUDE – GAS FIRED CENTRAL HEATING, NATURAL WOOD FLOORING, EXPOSED BRICK WALLS, INTERNET ACCESS, ALARMED, SHARED USE OF KITCHENETTE AND 2X W.C.s * The Landlord occupies the first floor with access through the ground floor office * CLOSE TO CHISWICK PARK TFL UNDERGROUND STATION & M4 MOTORWAY * AVAILABLE BY WAY OF INCLUSIVE LICENCE



TERMS

LICENCE: Our Client will grant a **new 'INCLUSIVE LICENCE'** for a term of 6 - 12 MONTHS. Deposit equivalent to 2 months' Licence Fee plus 1 month's Licence Fee in advance.

LICENCE FEE: **Ground floor - £6,750** for each period of **SIX MONTHS**.

The Licence Fee is **INCLUSIVE** of 'Rent', gas, electricity, heating, water, internet access (Wi-Fi & network), property insurance, cleaning etc.

RATES: 50% contribution.

EPC: Available upon request.

LEGAL COSTS: Licensee to pay £200 plus V.A.T., for the Licence Agreement.

POSSESSION: Immediate upon completion of the Licence Agreement.

VIEWING: Strictly by appointment through the Licensor's agent:

MJFINN COMMERCIAL

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Web Site: www.mjfinncommercial.co.uk

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Subject to Contract

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