

TELEPHONE

020 8995 5678

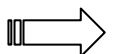
'Central Chiswick Position - Office Suites'

OFFICE PREMISES - B1 USE**160 - 800 sq. ft.****SWAN CENTRE****FISHERS LANE****Chiswick, W4 1RX****TO LET - New INCLUSIVE Licences****LOCATION:**

Set in the heart of Chiswick High Road retail thoroughfare, the Swan Centre is positioned equal distance between Turnham Green and Chiswick Park TfL underground stations (District Line). The Swan Centre is situated on the east side of Fishers Lane, directly opposite the junction with Dolman Road, about 25 yards north off Chiswick High Road (A315). Very convenient for all the amenities of Chiswick, including the wide variety of shops, restaurants, etc.. The A4 gives easy road access into central London with the M4 to Heathrow and the West. Local 'Pay & Display' and Business Permit parking. On site parking available by separate negotiation.

ACCOMMODATION: Individual suites with shared facilities.

Office 2	(4-6 person) -	375 sq. ft.	(34.84m ²)
Office 3	-	800 sq. ft.	(70.00m ²)
Office 17	(3-4 person) -	290 sq. ft.	(26.94m ²)
Office 18	(1-2 person) -	160 sq. ft.	(14.86m ²)



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FEATURES: WELL MAINTAINED OFFICE SUITES * HIGH SECURITY * SUITES AVAILABLE ON 1ST AND 2ND FLOORS * AIR-CONDITIONED * GOOD NATURAL LIGHT * GOOD DECORATIVE ORDER – READY TO MOVE INTO (UNFURNISHED) * 24/7 ACCESS * ALARMED * ON-SITE PARKING AVAILABLE AT £120 PCM + VAT.

Swan Centre services include: Reception services (8.30am – 6pm) * Bookable meeting room * Postal services * Keyholding services * “Chill out” area.



TERMS

LICENCE: Our Client will grant a **NEW LICENCES** for a minimum term of 12 months. Deposit equivalent to 2 months Licence Fee plus 1 month's Licence Fee in advance.

The Licence Fee is **INCLUSIVE** of 'Rent', water rates, building insurance, repairs & maintenance, daily cleaning, rubbish collection, reception services (8.30am – 6pm), bookable meeting room, postal services, keyholding services, office alarm and security. *You will be liable for your electricity, business rates, contents insurance and telephone/internet etc.*

EPC: Available upon request

POSSESSION: Immediate upon completion of the Licence Agreement.

VIEWING: Strictly by appointment through the Lessor's sole agent:

MJFINN COMMERCIAL

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Subject to Contract

(02/10)