

TELEPHONE

020 8995 5678

UNUSUAL OPPORTUNITY - ACCESSIBLE LOCATION

MODERN – B1 USE – PREMISES

i.e. Offices/High Technology/Light Industry

2,500 sq. ft. (232.26m² – gross internal area in present configuration)**58B WELLESLEY ROAD
CHISWICK, W4 4AD****TO LET – By way of Licence****LOCATION:**

This open plan designed B1-Use **BUILDING** is situated on the south side of Wellesley Road, towards the western end, close to the junction with Oxford Road North; The Pilot public house and M4 flyover. Convenient for the selection of shops along Stile Hall Parade. Gunnersbury underground (District line) and mainline station is within 300 yards and Kew Bridge mainline station is within ¼ mile. Derestricted parking other than between 10am – 12noon in designated zones. Pay and display and permit parking close by.

ACCOMMODATION: Self contained B1-Use Premises, with 46'0 (14.0m) frontage.

Ground Floor (open-plan)	1,250	sq. ft.	(116.13m ²)
Mezzanine	<u>1,250</u>	sq. ft.	(116.13m ²)
TOTAL	(approx) 2,500	sq. ft.	(232.26m ²)

2 x W.C.s/Washrooms (one as “wet room”) and Kitchenette**Roller Shutter Door 13'9 x 7'9 (4.2m x 2.4m)***(NB – The above measurements/floor areas are approximate & for guidance only)*

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Telephone: 020 8995 5678

www.mjfinncommercial.co.uk

FEATURES: RARELY AVAILABLE IN CHISWICK * B1 – USE PREMISES *
ROLLER SHUTTER ACCESS * ALL MAINS SERVICES CONNECTED
INCLUDING 380 V - 3 PHASE * EASY ACCESS * CLOSE TO GUNNERSBURY
AND KEW BRIDGE STATIONS * IMMEDIATE OCCUPATION.



TERMS

LEASE: Our Client will grant a new LICENCE for a term of SIX or TWELVE MONTHS. Deposit equivalent to 2 months' Licence Fee plus 1 month's Licence Fee in advance.

LICENCE FEE: £35,000 per annum exclusive.

LEGAL COSTS: The Licensee to pay £225 plus V.A.T. for the Licence Agreement.

POSSESSION: Immediately upon completion of the Licence Agreement.

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

MJFINN COMMERCIAL

Tel: 020 8995 5678

Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Web Site: www.mjfinncommercial.co.uk

N.B. All figures, rent, etc. are quoted exclusive of V.A.T.

Subject to Contract

(07/2k9)