

TELEPHONE

020 8995 5678

Fitted to a high standard as AIR CONDITIONED OFFICES

MODERN – B1 USE – PREMISES

i.e. Offices/High Technology/Light Industry

1,306 sq. ft. (121.33m² – gross internal area in present configuration)

UNIT 9, BELL ESTATE
Cunnington Street
Chiswick, W4 5HB



To Let – NEW LEASE

LOCATION:

Situated on this **MODERN PURPOSE BUILT** development of **B1-USE** properties at the Southern end of Cunnington Street; within 100 yards of the junction of South Parade (B409) with Acton Lane (B490). Convenient for local shops and Chiswick Park & Turnham Green TfL (District Lines) stations, which are within a short walk. South Acton (London Overground) mainline station is within 500m to the north and Acton Town TfL (Piccadilly & District Lines) station is approximately a mile to the north-west. Close to the comprehensive shopping, restaurant and travel facilities of Chiswick High Road (A315). Very convenient for the Motorway Networks of the A4/M4, A40/M40, M3 & M25 as well as the North & South Circular Roads.

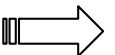
ON-SITE PARKING.

ACCOMMODATION:	Ground Floor	1,120	sq. ft.	(104.05m ²)
	First Floor	<u>186</u>	sq. ft.	(17.28m ²)
	TOTAL (approx..)	1,306	sq. ft.	(121.33m ²)

W.C/Washroom and Fitted Kitchen
On-site parking for 3+ cars
Front loading area

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

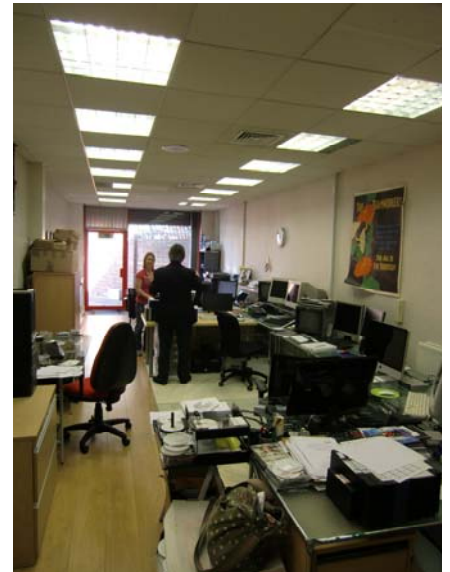
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www.mjfinncommercial.co.uk

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FEATURES: **B1-Use UNIT FITTED AS HIGH QUALITY OFFICES** * CENTRAL HEATING AND AIR CONDITIONED * ALARMED * QUALITY PARTITIONS * EASY ACCESS * CLOSE TO CHISWICK HIGH ROAD AND CHISWICK PARK TFL STATION * **PARKING & LOADING** * **TO LET – NEW LEASE.**



TERMS

- LEASE:** A NEW full repairing & insuring lease to be held for a term of 12+ years, subject to rent reviews every 4th year.
- RENT:** £26,000 per annum exclusive.
(Plus, contribution to Bell Estate Management £500 per annum, approximately).
- LEGAL COSTS:** The ingoing tenant to contribute £1,500 + V.A.T. towards the Landlord's legal costs in this transaction.
- POSSESSION:** Immediately upon completion of legal formalities.
- RATES:** Please contact the London Borough of Ealing on 020 8825 7020.
We are advised that the rateable value for the unit is £19,500.
- EPC:** Available upon request.
- VIEWING:** Strictly by appointment through the Landlord's sole agent:

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

Subject to Contract