



## 2 Heathfield Terrace

Chiswick, London, W4 4JE

**To let – fantastic ground floor unit bathed in an abundance of natural light suitable for a range of uses in the heart of Chiswick.**

**1,011 sq ft**  
(93.92 sq m)

- Well-proportioned ground floor unit
- Flexible E Class
- Attractive period building
- Customer reception/waiting area
- Air-Conditioned

# 2 Heathfield Terrace, Chiswick, London, W4 4JE

## Summary

<b>Available Size</b>	1,011 sq ft
<b>Rent</b>	£37,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	E (103)

## Description

The property is accessed directly off Heathfield Road into a picturesque Georgian fronted façade in which the self-contained space is located off the right-hand side into an open and light reception area. Following the natural flow of the office, there are three partitioned rooms off the left flank of the servicing corridor. The three rooms are light, well-proportioned and have high ceilings provided the suspended ceiling is taken back. The property also makes use of a private W/C, kitchen and ample storage space. In addition to the offices themselves, there is the useful amenity of secure gated 'on-site' parking available to rent. Heathfield Terrace offers great accommodation, arranged laterally with excellent levels of natural light and good internal fittings.

## Location

The subject property lies proudly on the periphery of the attractive and charming Turnham Green characterised by it's 17th Century, Grade 2 listed Anglican Church and open greenery. Chiswick High Street is a popular parade of shops, bars and restaurants which provides a heart to this affluent west London suburb. The high street is home to many popular retailers such as Waitrose and Starbucks which is testament to the area's local demographics. The property is also serviced by excellent public transport infrastructure which provides frequent services into Central London via the District Line from Chiswick Park and Turnham Green.

## Accommodation

The accommodation comprises of the following:-

Name	Sq ft	Sq m	Availability
Ground	1,011	93.92	Available
<b>Total</b>	<b>1,011</b>	<b>93.92</b>	

## Terms

RENT: £37,500.

RATEABLE VALUE: £19,500.

RATES PAYABLE: £9,087 - Do we include this?

BUSINESS RATES: £4,543.

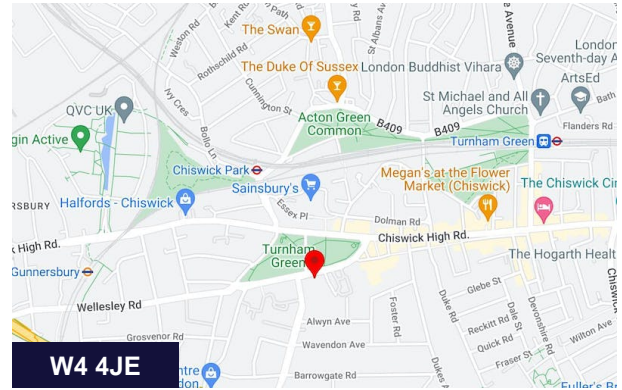
TENURE: Leasehold.

RETAIL PREMISES: (USE CLASS E): 1,011 sq ft / 93.3 sq m.

LOCAL AUTHORITY: The London Borough of Hounslow.

VAT: TBC.

LEGAL COSTS: Each party is to pay their own legal costs.



## Viewing & Further Information



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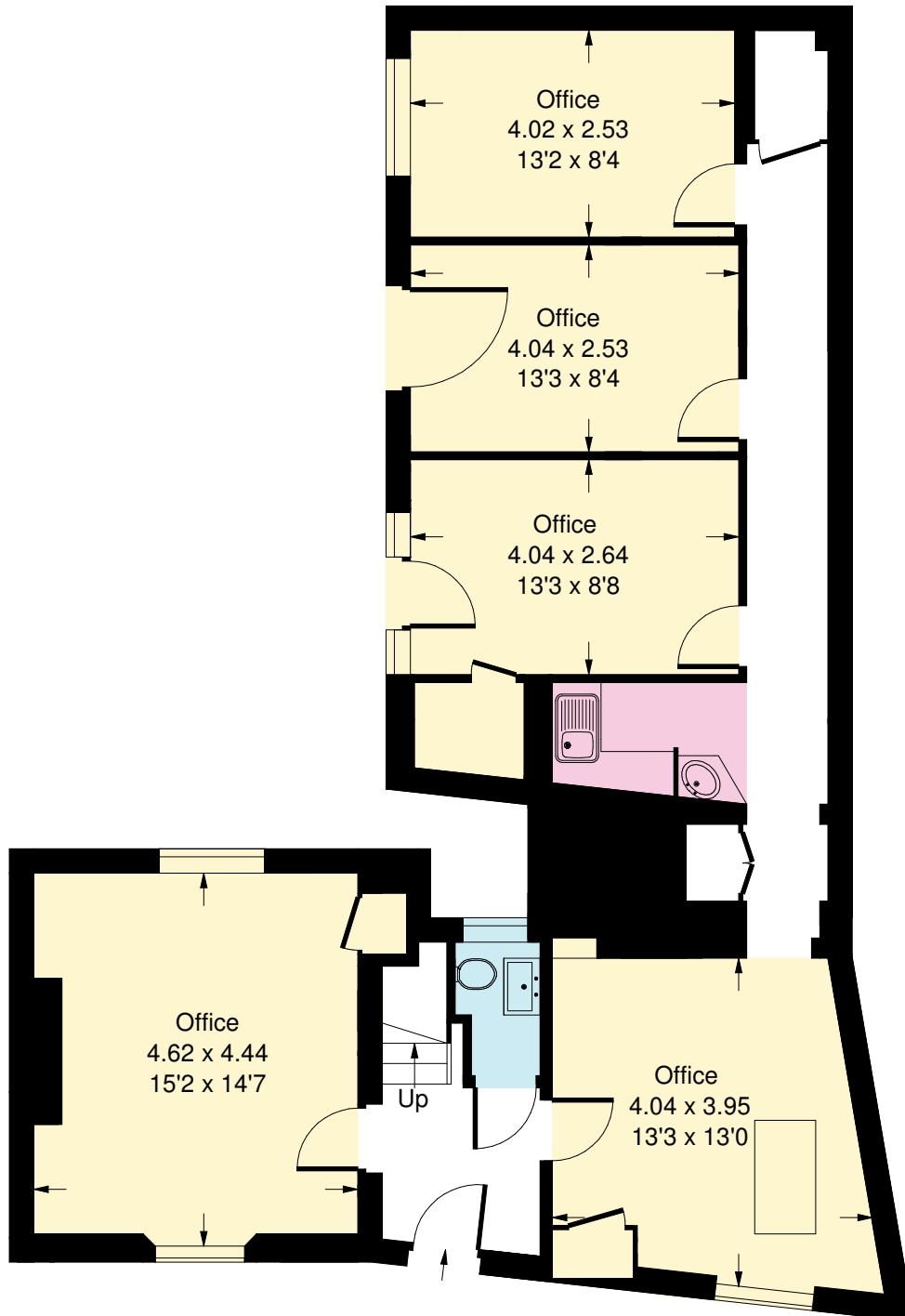
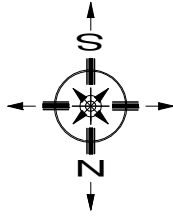
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# Heathfield Terrace, W4

Approx. Gross Internal Area  
93.9 sq m / 1011 sq ft  
(Including Stairs)



## Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.