



Chiswick Studios

Unit Cl.9C3, 9 Power Road, Chiswick, W4 5PY

Contemporary Modern Warehouse / Office / Studio Space

2,876 sq ft

(267.19 sq m)

- Clear height 2.91m
- Air-conditioning
- Security grilles to windows
- Kitchenette
- Communal WC's & tea point
- LED lighting
- Galvanised trunking
- Direct access to M4
- Walking distance to
Gunnelsbury UG Station

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Summary

Available Size	2,876 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to contact the London Borough of Hounslow to obtain this figure.
Service Charge	£4.47 per sq ft Increases annually on 1st April of every year by 5%
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Chiswick Studios is located on Power Road directly off the A406 which offers easy access onto the M4 and connects to the A40 Western Avenue serving Central London to the East and the wider motorway network to the West. The area is well served with public transport with Gunnersbury Station (London Overground & District Line) within 0.5 miles of the premises allowing for even greater access to London and the surrounding areas. Chiswick Studios is serviced by multiple local amenities via Chiswick High Road located to the east within 1 mile making it an ideal location.

Description

Chiswick Studios is known for its art-deco façade and striking building design, with the interior boasting spacious modern lofty studios. Benefitting from 24-hour access, parking and being just a 3-minute drive from Chiswick Roundabout and the M4 with great links to central London, Chiswick Studios is an ideal base for your business. Also situated close to the TV and production studios of West London, Chiswick Studios has a broad range of entrepreneurial talent right on its doorstep. These studio units provide an opportunity to rent a light industrial / studio space in Chiswick.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Accommodation

All measurements are approximate and on a net internal basis (NIA)

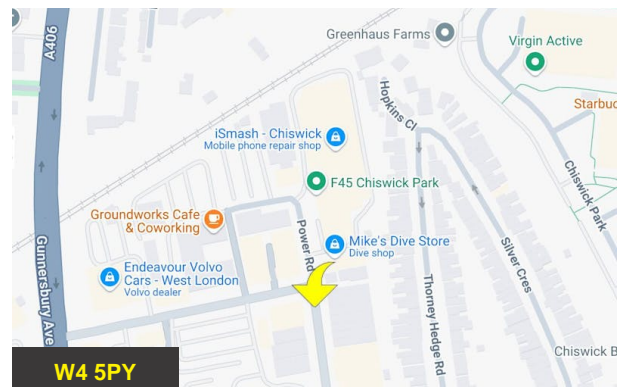
Description	sq ft	sq m
Ground Floor Studio Space	2,876	267.19
Total	2,876	267.19

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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