



## First Floor Office

251/253 Chiswick High Road, Chiswick, London, W4 4PU

### Self-contained first floor office in heart of Chiswick

**650 sq ft**  
(60.39 sq m)

- Economical offices
- Close to shops, restaurants and facilities
- Excellent bus, tube and bike connections
- Kitchenette
- Flexible terms

# First Floor Office, 251/253 Chiswick High Road, Chiswick, London, W4 4PU

## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 650 sq ft   |
| <b>Rent</b>           | £30 per sq ft £19,500pa                                   |
| <b>Rates Payable</b>  | £11.13 per sq ft<br>Small Business Rates Relief may apply |
| <b>Rateable Value</b> | £14,500   |
| <b>VAT</b>            | Not applicable  |
| <b>Legal Fees</b>     | Each party to bear their own costs                        |
| <b>EPC Rating</b>     | C (75)  |

## Description

Self-contained first floor offices currently arranged to provide an open plan area plus boardroom/meeting room and smaller office, together with a WC and kitchenette facility.

Would suit a range of office or consulting uses.

## Location

The property occupies a prime location on the south side of Chiswick High Road, with nearby occupiers including Specsavers, Headmasters, Mathnasium, Robert Dyas, NatWest, Lloyds Bank, Nationwide. Subway, Zizzi & Chipotle restaurants are nearby.

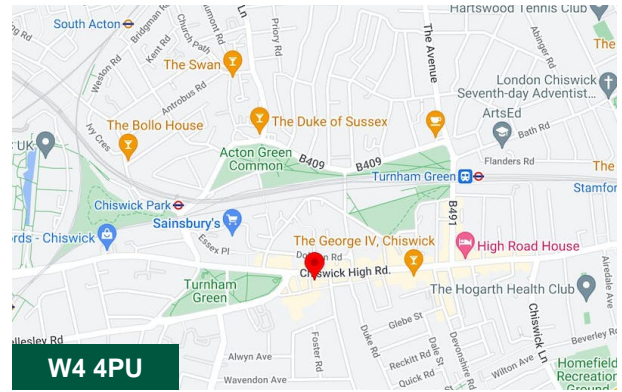
The property is situated within 5 minute walk of both Turnham Green & Chiswick Park Underground Stations (District Line Zone2/3), and close to numerous local Bus Routes. The C9 Cycleway passes the property, linking to Hammersmith and Brentford.

## Terms

Available on a new lease on terms to be agreed.

## Viewings

Strictly by arrangement with Whitman & Co Commercial.



## Viewing & Further Information



**Jeremy Day**

020 8747 8800 | 07966 810030

jd@whitmanandco.com



