

**Chiswick Station House
Burlington Lane
Chiswick
W4 3HB**



Self-Contained office building

To Let

2,186 Sq. Ft (203.08 Sq. m) approx.

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL Fax: 020 8332 7799
www.michaelrogers.co.uk

Location

The property is located in the popular Grove Park area of Chiswick, easily accessible by road from the M4/A4 and A316, and with excellent public transport connections, including a direct train line to Waterloo every 15 minutes, with a journey time of circa 24 minutes.

Two local bus services (E3, 272) provide excellent connections to Chiswick, and onwards to Hammersmith, Ealing and Shepherd's Bush.

The area benefits from excellent services, including a Co-Op Convenience store immediately opposite the premises, with a number of other local services including a chemist, newsagent, grocer, dry cleaner, vet, physiotherapist and number of local cafés, pubs and restaurants.

Description

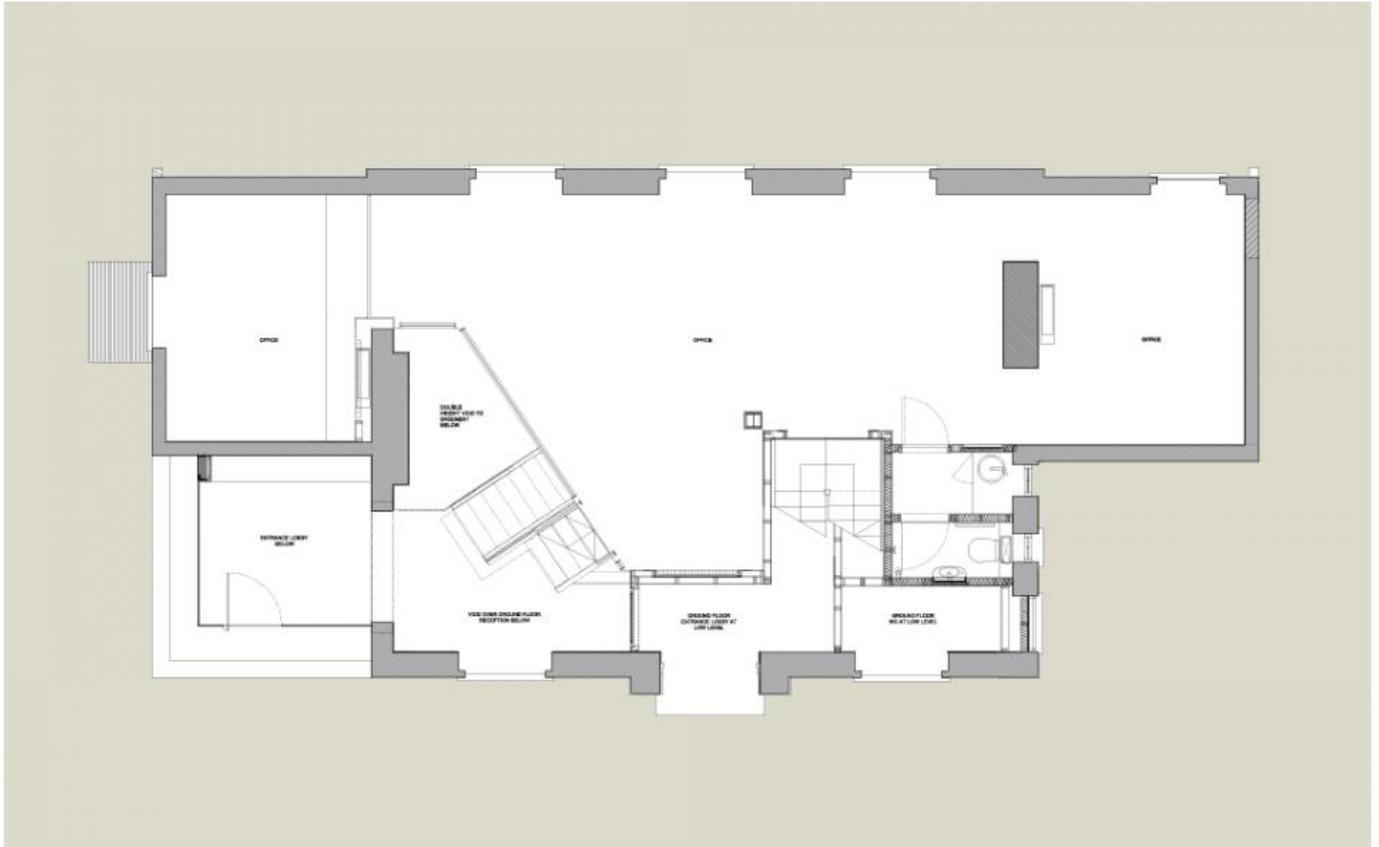
The property comprises a self-contained building originally constructed in the 1850's and is Grade II listed. The property is in excellent condition

The available accommodation comprises: -

Floor	SQFT	SQM
Reception	50	4.64
Lower Ground	773	71.81
Upper Ground	679	63.08
First	684	63.55
Total	2,186	203.08

There is a planning consent to construct a new building adjacent to the subject property which gives a longer-term opportunity for a tenant to expand into a new property annexed to the subject property.





Amenities

Excellent natural light
 Comfort cooling
 Male & female WCs
 Intercom entry system
 Cat 5e cabling
 100 sq. ft of storage

Fluorescent light fittings
 Gas central heating
 Fitted kitchens
 Intruder alarm
 Character features

Terms

By way of a new effective full repairing and insuring lease for a term by arrangement.



Rent

£90,000 per annum exclusive

Business Rates

The property has a rateable value of £36,250 which gives rates payable of for 2020-2021 of £17,980 per annum. You are advised to make your own enquiries with the Valuation Office Agency.

Legal Costs

Each party to cover their own legal costs.

Viewings

For further information please contact the joint sole agents:

Michael Rogers

Tel: 0208 332 7788 Mobile 07780 678684

Niall Christian: niall.Christian@michaelrogers.co.uk

Whitman and Co

Tel: 020 8747 8800

Jeremy Day: jd@whitmanandco.com

Subject to Contract April 2020

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS