

## CHISWICK STATION HOUSE CHISWICK

2,186 sq ft (203.08 sq m)



### ADDRESS

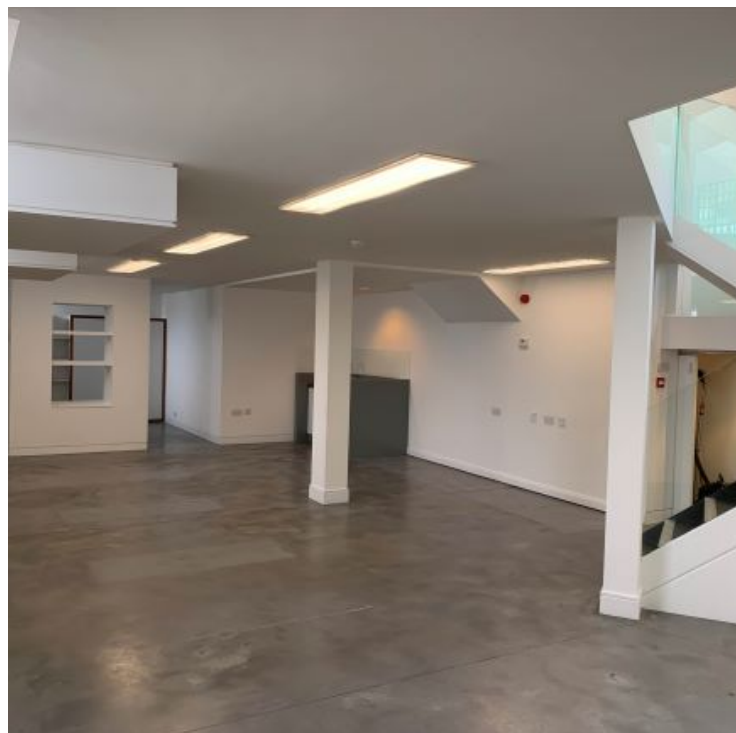
Chiswick Station House  
Burlington Lane  
Chiswick  
W4 3HB

### DESCRIPTION

**Self-contained office building to let.** The property is located in the popular Grove Park area of Chiswick. The property benefits from good road and transport links, including a direct train service into Waterloo every 15 minutes, with a journey time of circa 24 minutes.

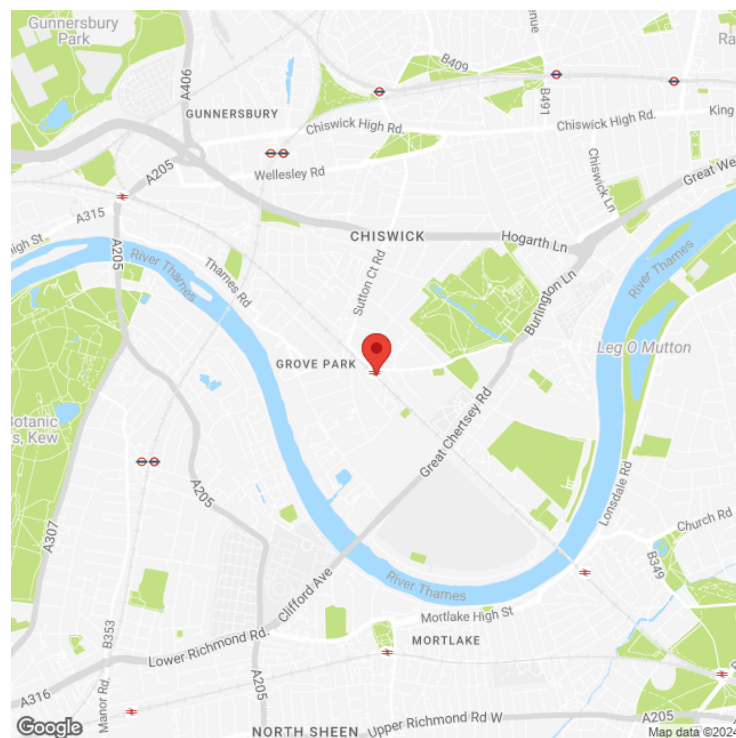
The property comprises a self-contained building originally constructed in the 1850s and is Grade II listed. The property is in excellent condition

Dated: 23/11/2024



## SPECIFICATION

- Excellent natural lighting
- Comfort cooling
- Male & female WCs
- Intercom entry system
- Cat 5e cabling
- 10 sq ft of storage space
- Fluorescent light fittings
- Gas central heating
- Fitted kitchens
- Intruder alarm
- Character features
- 6 car parking spaces
- EPC Rating D-80



<b>Tenure</b>	Leasehold
<b>Rent</b>	On application
<b>Service Charge</b>	N/A
<b>Rates</b>	RV £38,250 from 1 April 2023. Rates payable £19,086.75 per annum
<b>Size</b>	2,186 sq ft (203.08 sq m)

## CONTACT

**Niall Christian**  
BSc MRICS  
**T** 020 8332 4591  
**M** 07780 678684  
**E** [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

Dated: 23/11/2024

The accuracy of any description, dimensions, 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 their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices 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

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