

**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

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

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 service 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. There are a number of other local services including a chemist, newsagent, grocer, dry cleaner, vet, physiotherapist and a 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.

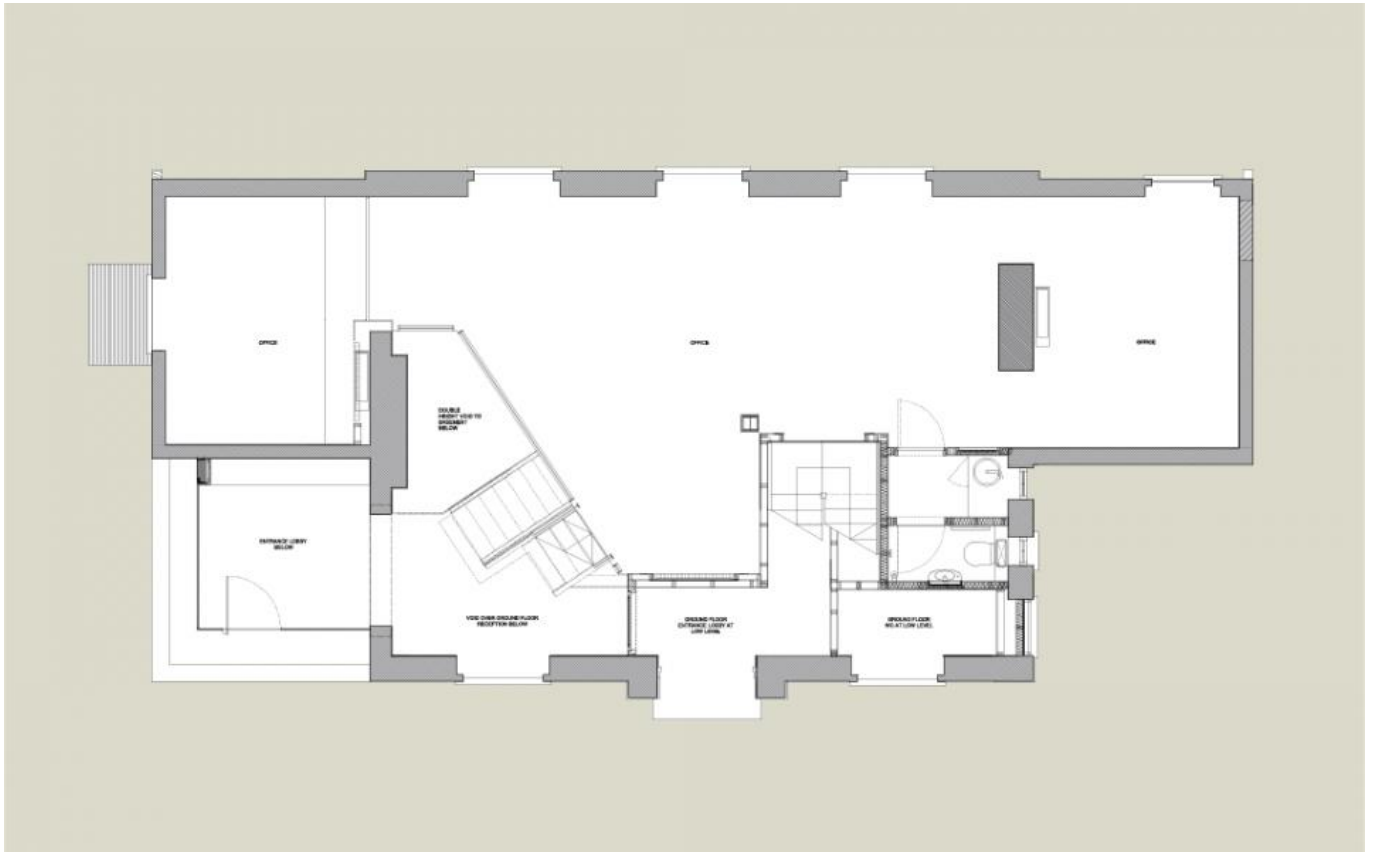
The available accommodation comprises: -

Floor	Sq Ft	Sq M
Reception	50	4.64
Lower Ground	773	71.81
Upper Ground	679	63.08
First	684	63.55
Total	2,186	203.08

Energy Performance Certificate

D80





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
- 6 car spaces

Terms

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



Rent

Upon application.

Business Rates

The property has a rateable value (from 1 April 2023) of £38,250 which gives rates payable of £19,086.75 per annum. Applicants are advised to make their 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

Niall Christian: niall.christian@michaelrogers.co.uk Mobile 07780 678684

Harry Deacon-Jackson: harry.dj@michaelrogers.co.uk Mobile: 07599 107005

Whitman and Co

Tel: 020 8747 8800

Jeremy Day: jd@whitmanandco.com

Subject to Contract March 2023

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