

CHISWICK OFFICES TO LET 107 POWER ROAD, CHISWICK

**From 2200 – 5,300 SQ FT
ON SITE CAR PARKING**



LOCATION

107 Power Road is prominently located between Gunnersbury Avenue (North Circular) and Chiswick High Road. Gunnersbury mainline and underground station (District line) is within a short walk as are the varied retail, restaurant and leisure facilities along the Chiswick High Road.

Vehicular access is superb with the North Circular leading to the A/M40 and Junction 1 of the M4 providing easy access to the national motorway network and West End/ City.

DESCRIPTION

107 provides an attractive self contained office building on ground, 1st and 2nd floors that is available in units from 2200 sq ft. The premises benefit from excellent natural light having windows to all elevations and good floor to ceiling heights.

The accommodation extends to the following approximate net internal areas:

| | |
|---------------|---|
| Second Floor: | Let to Top Deck Travel |
| First Floor: | Approx 5300 Sq Ft (In suites from 2,200 sq ft) |
| Ground Floor: | Let to European Marketing Specialists |



AMENITIES

- Great Natural light
- Central heating
- Kitchen
- Perimeter trunking
- Suspended ceiling with integral lighting
- Carpeting throughout
- On site car parking

TERMS

The premises are offered on new lease directly from the freeholder at a rent from £14 psf pax

BUSINESS RATES

The premises are located in the London Borough of Hounslow and we recommend that direct enquiry is made to them to verify the following information and whether phasing may apply.

| <u>Floor</u> | <u>Rateable Value</u> | <u>Rates Payable 2009/10</u> |
|--------------|-----------------------|------------------------------|
| First Floor | £51,000 | £24,735 (£4.67 psf) |

SERVICE CHARGE

Upon application

LEGAL COSTS

Each party to pay their own legal costs.

POSSESSION

Immediate on completion of legal formalities

EPC

In preparation.

VIEWING

Strictly by prior appointment with sole agents:

HARGREAVES NEWBERRY GYNGELL

MARK BELSHAM
020 7486 3700