

020 3205 0200

eddisons.com

E class- Offices/Studio - TO LET

Eddisons



11 Power Road Chiswick London W4 5PT

Rent £39,500 per annum inclusive

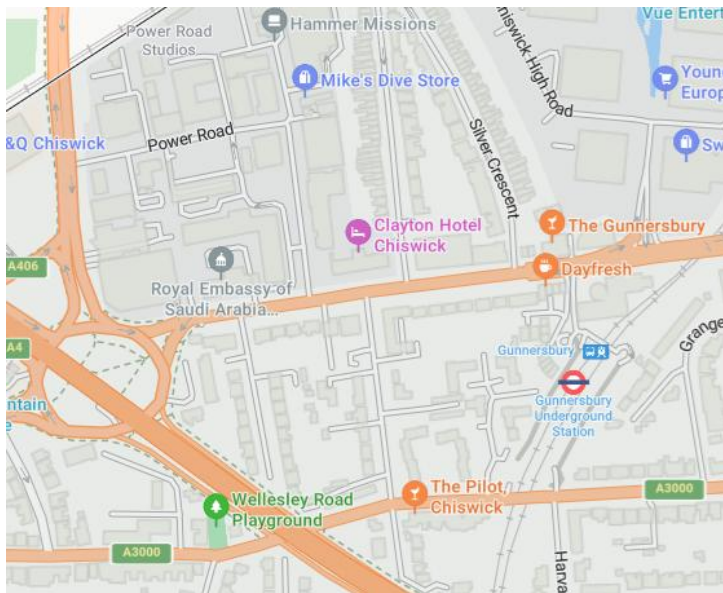
Size: 1,000 sq ft (92.90 sq m)

- Refurbished studio/office – E use
- Self-Contained
- 1st floor open plan via spiral stair
- Forecourt - Car Space

LOCATION

11 Power Road is situated on the west side midway along Power Road which runs between Chiswick High Road and Gunnersbury Avenue (North circular). Excellent public transport facilities are available at Gunnersbury (Overland and District line underground) many cafés are on Power Road and Chiswick High Road and the Clayton Hotel has the Globe restaurant and bar. The onsite coffee roastery Curious Roo have a coffee cart 8am to 2pm daily.

Gym facilities are available (membership) locally and the area attracts a wide variety of businesses from the main motor retailers to independents such as Mikes Dive Store and Dudgeon sofas next door and many Office/Studio occupiers.



DESCRIPTION

11 Power Road has been refurbished to provide a character self-contained property on ground and first floor. There is a car parking or forecourt area at the front of the property.

At the rear of the property, the Curious Roo have their coffee roastery and a coffee cart.

The property provides excellent studio style accommodation with wood floor, plastered walls and ceilings suitable for many E class users. The final fit of air-conditioning, small power and LED lights to be agreed with a new occupier.

ACCOMMODATION

1st floor approx 400 sq ft (37.16 sq m)

Gnd floor approx 600 sq ft (55.74 sq m)

Total approx 1,000 sq ft (92.90 sq m)

AMENITIES

New AC	Private WC
New LED lights	Spiral stair
Wood floors	Car space

TERMS

A new lease for a 3-5 years outside the security of tenure and compensation provisions of the landlord and Tenant Act.

RENT

£39,500 per annum inclusive of service charge with annual RPI increase.

RATES

In LB Hounslow. A new assessment will be required Estimated rates payable £12-14 psf for the offices and £300 pa for the car space, subject to formal valuation. All interested parties to check directly with the council as to the amount payable.

SERVICE CHARGE Included. Electricity to be sub metered from main supply

TIMING Immediate on completion of legal formalities

VAT Charged in addition

LEGAL COSTS Each party pays own legal costs

EPC C

PLANNING

Premises has E class use be suitable for office, retail showroom, leisure or medical use.

Further information and inspections are available via the landlords' sole agents:

Mark Belsham (07973) 372698

mark.belsham@eddisons.com

For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons



Ground entrance

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Rear courtyard Curious Roo



1st floor north



Ground rear



1st south

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Rear



1st north to south



Ground front area



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