E CLASS UNIT (SHOP AND BASEMENT) - To Let
10 Stile Hall Parade, London, W4 3AG
Situated at the corner with Stile Hall Gardens, within the shopping parade on the east side of the busy North Circular A205. Forming part of a shopping parade including Rowan's Café & Bar, Bridge Café, Cluck Yeah fast food, Premier Dry Cleaners and Century 21 estate agents. Opposite the Fountain Leisure Centre and the nearby mixed use development under construction comprising the Brentford FC stadium, Vergo Kew Bridge and The Gateway Chiswick. Very close to Kew Bridge Station (South West Trains). Many bus routes pass the front of the property available to the front of the premises.

**Description**
Forming part of this three/four storey end of terrace Victorian property which has been totally refurbished throughout to a high standard plus contemporary rear extension. Arranged over the ground floor (CH: 9’3) and basement (full CH: 7’6) with the benefit of a return frontage.

**Size**

<table>
<thead>
<tr>
<th>Section</th>
<th>sq ft</th>
<th>sq m</th>
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</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>340</td>
<td>31.6</td>
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<tr>
<td>Basement</td>
<td>390</td>
<td>36.2</td>
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<tr>
<td>WC/Wash room in basement</td>
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**Rent**
£24,000 per annum exclusive
We understand that VAT is **not** applicable.

**Features**
- Class E Use
- Prominent corner position
- Return Frontage 35 ft
- Ground floor and basement
- Newly Developed building
- Opposite Brentford FC New Stadium

**Lease Terms**
A new full repairing and insuring lease for a term of 10+ years, subject to rent reviews every 5th year, upward only.

**Business Rates;**
Please contact the London Borough of Hounslow. To be re-valued following completion of the development.
EPC
Rating D (97)

Viewing
Strictly by appointment via Joint Sole Agents
Kinleigh Folkard and Hayward & MJ Finn
Commercial

Kinleigh Folkard and Hayward
Contact: Leo Marmion
T 020 8739 2127
E lmarmion@kfh.co.uk

MJ Finn Commercial
Contact: Dee Hurley
T 020 8995 5678
E info@mjfinncommercial.co.uk

www.kfh.co.uk/commercial-property

Important
DISCLAIMER: All areas are approximate and measured in accordance with RICS Code of measuring practice 6th edition. The building may present anomalies in relation to survey/drawn plans. This information must not be relied upon to form the basis of any offer or contract. Kinleigh Folkard & Hayward for themselves and for the Lessors, Vendors or Assignors of this property whose agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers, Lessees and Assignees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees, Assignees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Kinleigh Folkard & Hayward has any authority to make any representation or warranty whatsoever in relation to this property. Subject to contract.

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