

TELEPHONE

020 8995 5678

“Back on the market due to abortive transaction”

COMMERCIAL UNIT: 955 sq. ft. (88.72m²)

7 ISSIGONIS HOUSE COWLEY ROAD LONDON W3 7UN

TO LET – New Lease



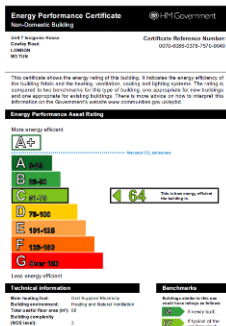
LOCATION:

Forming part of this modern commercial and residential development by Shepherds Bush Housing Group, situated on the corner of Uxbridge Road and Cowley Road/Swainson Road.

Issigonis House is set in a vibrant, diverse area with plenty to offer. There are a range of local services including an on-site Tesco and the comprehensive shopping, restaurant and recreational facilities along Uxbridge Road/Askew Road, and close by to Virgin Active West London. Westfield London shopping centre at White City is within 1 mile to the east.

Uxbridge Road (A4020) is a main thoroughfare running west from Shepherds Bush Green (Westfield) through to Acton Town Centre and Ealing Broadway. The A40 Westway is approximately ½ mile to the north and good communications to Heathrow via the A4/M4 to the south. Local train/tube stations include Acton Central (mainline), Stamford Brook TfL (district line) and Shepherds Bush TfL (Hammersmith and City Line). The surrounding area is a densely populated residential area, interspersed with a number of commercial users. Many bus routes serve the area. Derestricted and Pay & Display/Ringo parking close by.

ACCOMMODATION: All arranged over the **Ground Floor** with **Mezzanine**. Main services connected (gas - capped). Approximate floor area is as follows:



UNIT 7: 955 sq. ft. (88.72m²)

Arranged as ground floor and mezzanine offices with kitchenette and 2x WCs/washrooms

Car Parking: Available by separate negotiation

(The above floor areas, etc. are for guidance only –floor plans are available)

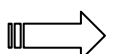
(Larger units available in Morris House adjacent)

www.zoopla.co.uk www.EGPropertylink.com www.movehut.co.uk

11 DEVONSHIRE MEWS, CHISWICK, LONDON W4 2HA T: 020 8995 5678

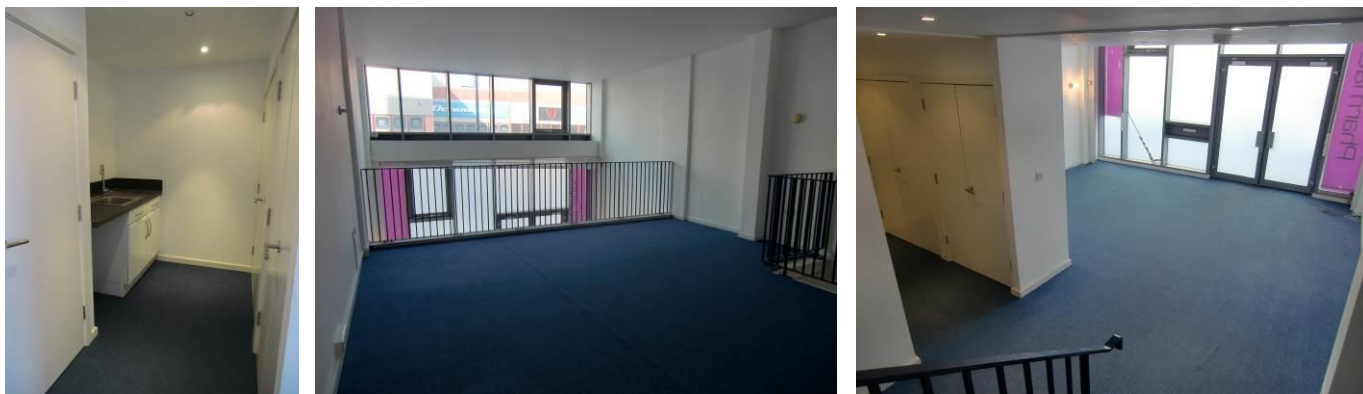
info@mjfinncommercial.co.uk
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FEATURES: SELF-CONTAINED COMMERCIAL UNIT • LARGE FULL HEIGHT DOUBLE GLAZED WINDOWS – LIGHT AND AIRY • FRONT AND REAR ACCESS • THREE PHASE POWER • KITCHENETTE & STORAGE • 2 x WCS/WASHROOMS (1x DDA compliant) • GOOD TRANSPORT LINKS/ • DERESTRICTED PARKING – *off street parking might be available by separate negotiation* • Hours of use 07.00 to 20.00 hours Monday to Saturday, not at any time on Sundays or Bank/Public Holidays – operating hours may be amended subject to Ealing Council’s consent • **TO LET – NEW LEASE**



TERMS

LEASE: **NEW** full repairing & insuring lease for a term to be agreed (minimum 3 years), subject to periodic rent reviews.

RENT: **£22,500** per annum excl.. Subject to V.A.T..

Service Charge: approx. £630 pa. (2018/2019)

Buildings Insurance: approx. £190 pa. (2018/2019)

LEGAL COSTS: The Tenant to contribute £1,500 plus V.A.T. towards the Landlord’s legal costs in this transaction.

RATES: Please contact the London Borough of Ealing on 020 8825 7020. We are advised that unit has a rateable value of £11,750 — *full exemption may be available for small businesses.*

POSSESSION: Immediately upon completion of legal formalities.

VIEWING: Strictly by appointment through the Landlord’s joint sole agents:

MJFINN COMMERCIAL

Tel: 020 8995 5678

Email: info@mjfinncommercial.co.uk

Web: www.mjfinncommercial.co.uk

www.zoopa.co.uk

RAPLEYS

0370 777 6292

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Subject to Contract

06/2k19