

TELEPHONE

020 8995 5678

"Of particular interest to those specialising in Design & Build Businesses"

First Floor

OFFICES (B1 Use) **1,125 sq. ft.** (104.52m²)

STIRLING HOUSE

3 – 15 STIRLING ROAD
London, W3 8DJ

'TO LET' – New Sub Lease



LOCATION:

Situated in a very convenient position on this established Commercial Centre, opposite the recently built 'North Chiswick Business Park' and footpath to Bollo Bridge Road (Sainsbury's Local), close to Lawsons Builders Merchants, Chiswick Auction House and The Stone & Ceramic Warehouse, just off Bollo Lane. Short walk from the north entrance to Chiswick Park Business Centre. Both Acton Town (Piccadilly & District lines) and Chiswick Park (District line) TfL stations are within ½ mile, and South Acton (London Overground - North London Line) station is within ¼ mile. Relatively close to all the excellent shopping [Sainsbury's Food Store ½ mile], restaurant and transport facilities of Chiswick High Road (A315), and for the convenience shops opposite and adjacent to Acton Town TfL station. Easy road access into and out of Central London via A4/M4 & A40(M) motorways and the North & South Circular Roads. Derestricted parking currently available along Stirling Road and the surrounding roads.

ACCOMMODATION:

The office is arranged over the **FIRST FLOOR**, accessed via a communal door and entrance lobby, and provides the following approximate floor area:

Office - 1,125 sq. ft. (104.52m²)

Currently arranged as 7 partitioned rooms

- Plus:**
- ▶ Male & Female W.C.s/Washrooms
 - ▶ Kitchen

Car Parking Available by separate negotiation

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

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FEATURES:

- B1-USE OFFICES – **FIRST FLOOR**
- GAS CENTRAL HEATING
- OFF STREET PARKING - *Available by separate negotiation*
- CONVENIENT LOCATION with very good TfL and road connections
- **TO LET – NEW SUB-LEASE**
- GOOD NATURAL LIGHT
- LOCAL DERESTRICTED PARKING
- SOLE AGENT



TERMS

- LEASE:** Our Client will grant a new Repairing & Insuring SUB-LEASE for a term by mutual arrangement, to be held outside of the security provisions of the Landlord and Tenant 1954 Act, Part II as amended.
- RENT:** **£30,000 per annum exclusive.** *VAT is not applicable.*
- Service Charge:** **TBC / sq. ft. INCLUSIVE OF:** Business rates, electricity, gas, water, security alarm, property insurance, external repairs/maintenance, management etc.. *VAT may be applicable.*
- LEGAL COSTS:** The Sub-Lessee to contribute £1,500 plus V.A.T. towards the Lessor's legal costs in this transaction.
- EPC:** An energy performance certificate has been commissioned.
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** Strictly by appointment through the Lessor's sole agent:

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Subject to Contract
(08/2k19)