



**TO LET**

Courtyard offices

120 – 150 – 1,160 sq ft

# GROVE PARK STUDIOS

188-192 Sutton Court Road, Chiswick, London W4 3HR

frost  
meadowcroft

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## LOCATION:

Grove Park Studios is situated fronting Sutton Court Road approximately ½ a mile south of the A4 Great West Road in Chiswick. Junction 1 of the M4 is less than 1 mile to the north. Shops and local amenities can be found on Sutton Court Road close to the station. Chiswick Overground is less than a 2 minute walk.

## DESCRIPTION:

The property comprises courtyard offices both single floor units and ground and first floor units, mostly self-contained. Each unit benefits from air-cooling, heating and a kitchenette.

## ACCOMMODATION:

The inclusive rent includes utilities, external repairs, fire alarms, building insurance, un-zoned parking in surrounding areas, Cat5 data cabling.

UNITS	SIZE SQ FT (SQ M)	RENT PCM	AVAILABILITY
Ground – G9a	120 sq ft (11.1 sq m)	£500	Available now
First – F3	150 sq ft (13.9 sq m)	£650	Available now
First – F5	150 sq ft (13.9 sq m)	£650	Available now
Ground – G12	1160 sq ft (107.7 sq m)	£2,429	Available now

**RENT:** As per table above

**TERMS:** Available on a new lease on flexible terms to be agreed

**SERVICE CHARGE:** Included in rent

**RATES:** Approx. £12 per sq ft. To be confirmed with local authority

**EPC:** C (53)



1. Old Station House - Pub 2. Sub Post Office and Store 3. Chiswick House & Gardens – Café 4. Annie's - Café / Bulls Head - Pub

**FOR FURTHER INFORMATION  
PLEASE CONTACT SOLE AGENTS**

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