

# PIER HOUSE

STRAND ON THE GREEM  
CHISWICK LONDON  
W4 3NN

## TO LET

4,400 sq ft

SELF-CONTAINED  
OFFICE BUILDING  
on the riverside in Chiswick



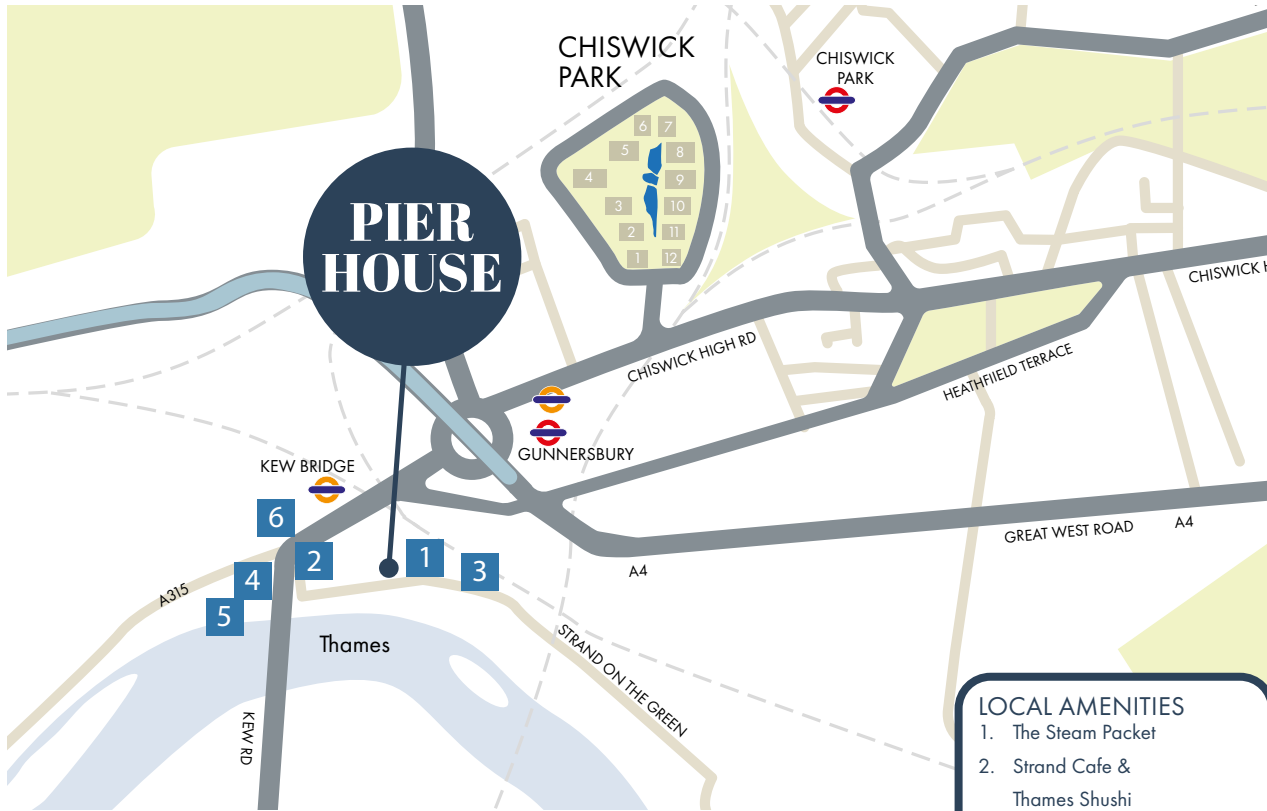


## Description

The property comprises a self-contained building originally constructed around 1860 as a factory. The property has just undergone an extensive refurbishment to a grade A specification







## Location

Pier House is located on the picturesque Strand on the Green on the banks of the River Thames. The property is within a short walk of local amenities in both Kew and Chiswick, as well as popular riverside cafes, restaurants and pubs. Kew Bridge Railway Station is within close walking distance and provides quick and regular access to London Waterloo. In addition, Kew Gardens and Gunnersbury Stations allow access to the Underground network via the District Line. The property is also conveniently located close to the M4/A4 via Chiswick Roundabout and the M3 is accessible via the A307, providing easy access to Heathrow and back to the West End.

### LOCAL AMENITIES

1. The Steam Packet
2. Strand Cafe & Thames Shushi
3. The Bell & Crown
4. Costa Coffee  
Kew Vegan Market  
Sainsbury's Local
5. One Over The Ait
6. Exress Tavern



## Specification

- Bike racks
- Air-conditioning
- Male & female WCs
- Raised access floor system
- Disabled WCs
- Self-contained
- Shower

## Transport links

Chiswick.....	13 mins
Richmond.....	15 mins
Hammersmith.....	17 mins
Paddington .....	43 mins
Victoria .....	47 mins
Waterloo.....	44 mins
Kings Cross St Pancras .....	49 min
Heathrow Terminals 1-3.....	47 mins

Source: citymapper.com





## Terms

The premises are available  
on flexible lease(s)

## EPC

To be assessed

## Rent

£50 per sq ft

## Business Rates

On application  
tenant to make own enquiry

## Service Charge

On application

FLOOR	AREA sq ft	AREA sq m
Ground	2,200	204.38
first	2,200	204.38
Total	4,400	408.76

## Contact us

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