



The Garment Building

9 Fishers Lane, London, W4 1RX

**Self contained office
building in heart of Chiswick**

(May let in floors)

5,233 to 16,986 sq ft

(486.16 to 1,578.05 sq m)

- Warehouse-style, open-plan space across three floors
- High ceilings, good natural light
- Exposed HVAC infrastructure; visible air-cooling and heating
- VAV air conditioning
- Amenities including bicycle storage, showers, lift, on-site parking (up to 24 spaces)

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Summary

Available Size	5,233 to 16,986 sq ft
Rent	£27.50 per sq ft
Business Rates	To be reassessed.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (91)

Description

The Garment Building, which has recently been let as an office and warehouse, is now available to let as a self-contained office, with generous car parking (1:680sf) in the heart of Chiswick.

The building is arranged over ground, first and second floors, with a goods lift facilitating access between the floors.

Location

The Garment Building is situated in Fishers Lane in the heart Chiswick town centre. The many bars shops and restaurants on Chiswick High Road are less than a 1 minute walk. The building is also within close walking distance of both Turnham Green (District and Piccadilly lines) and Chiswick Park (District line) underground stations, providing fast access to Heathrow and Central London.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Ground	Office	6,520	605.73
1st	Office	5,233	486.16
2nd	Office	5,233	486.16
Total		16,986	1,578.05

Terms

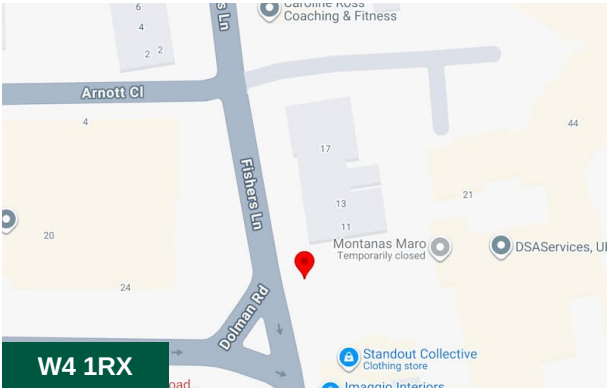
The premises are to be let on an as-seen basis and are available by way of a new lease (inside the L&T Act 1954), on fully repairing terms. The landlord will entertain offers for a 10 or 15 year lease, subject to upward only rent reviews on each 5th anniversary from established retail concerns.

RICS Code for Leasing Business Premises

We refer you to the RICS Code for Leasing Business Premises, which provides some important guidance on commercial leasing matters.

Viewings

Strictly by appointment with Whitman & Co Commercial Ltd.

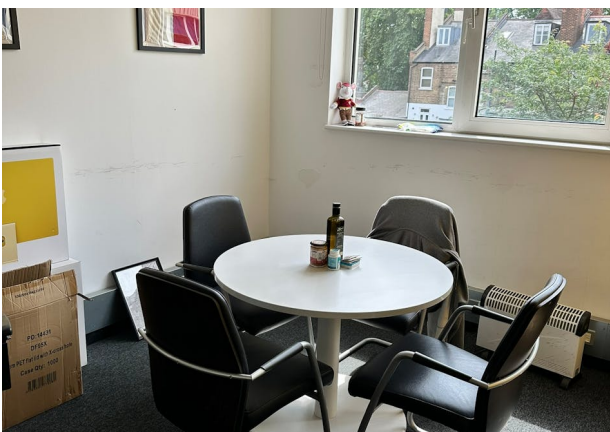


Viewing & Further Information

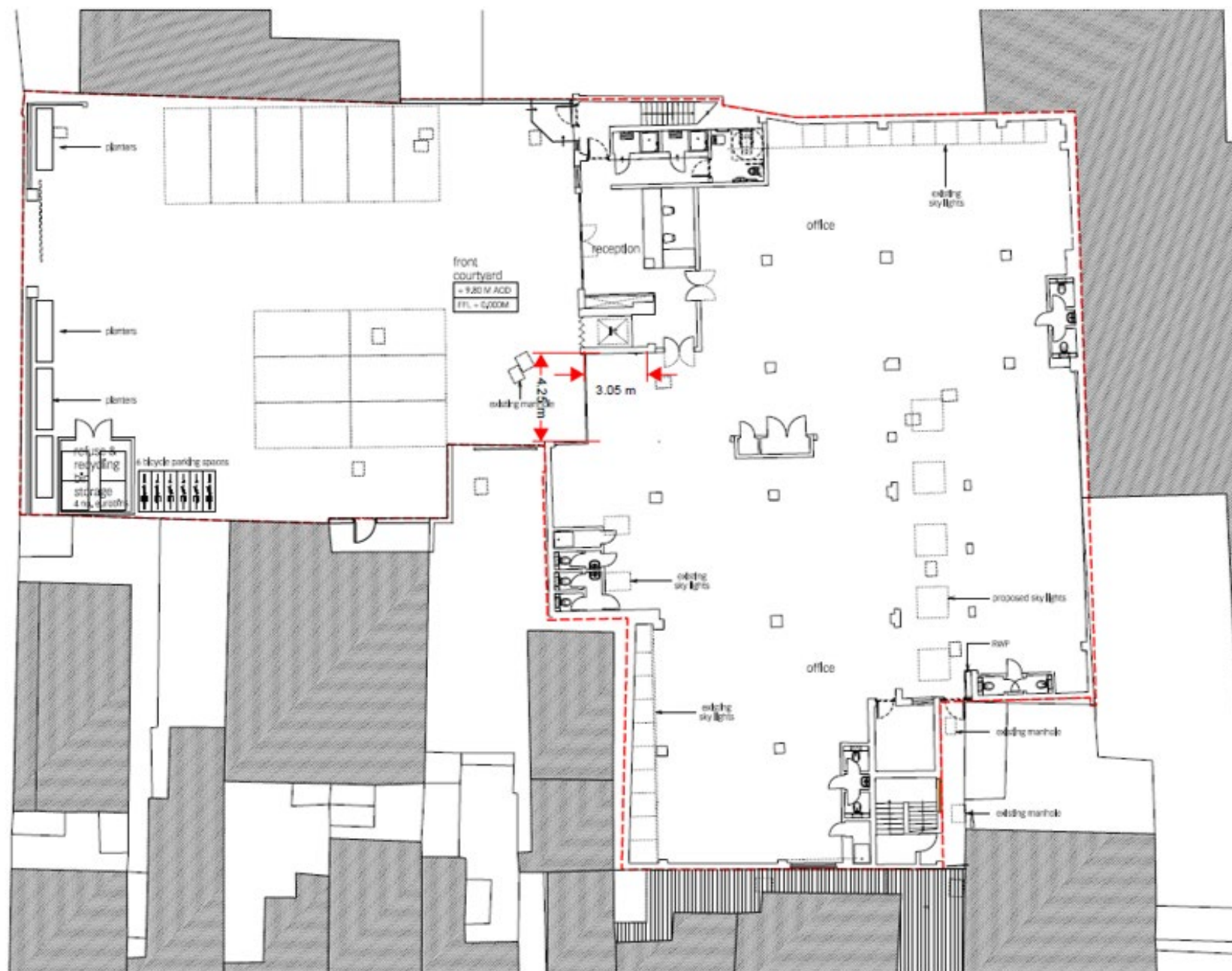


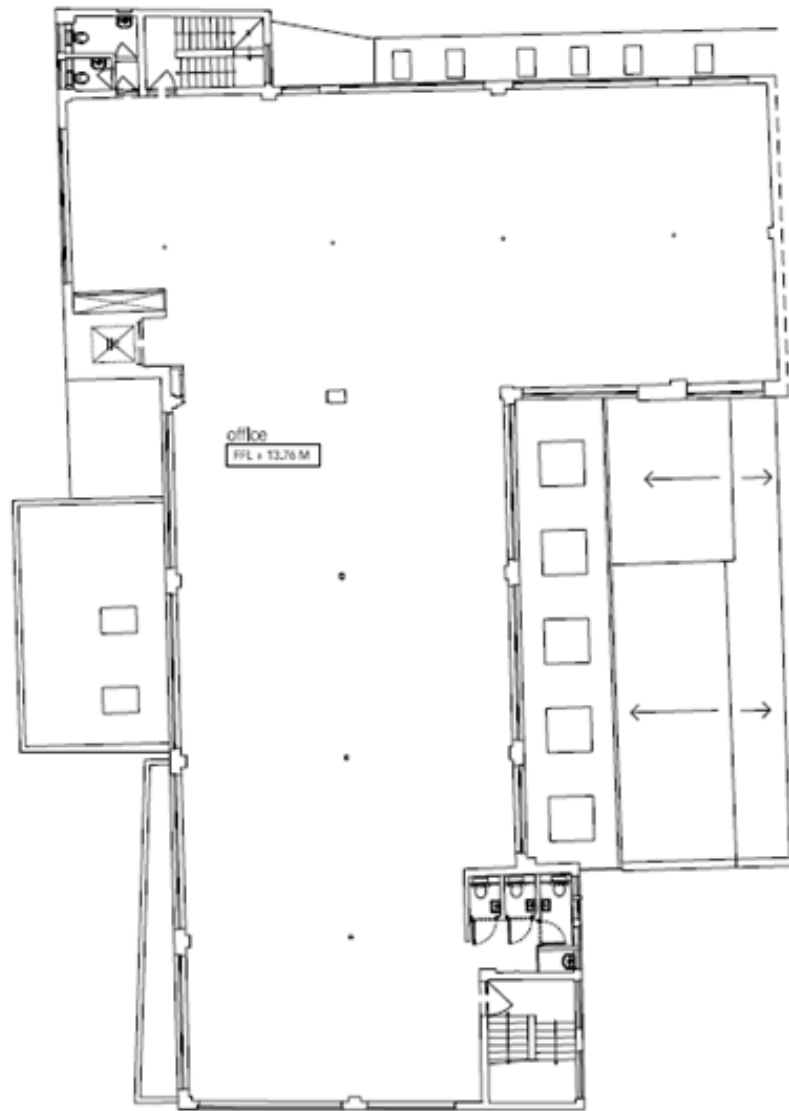
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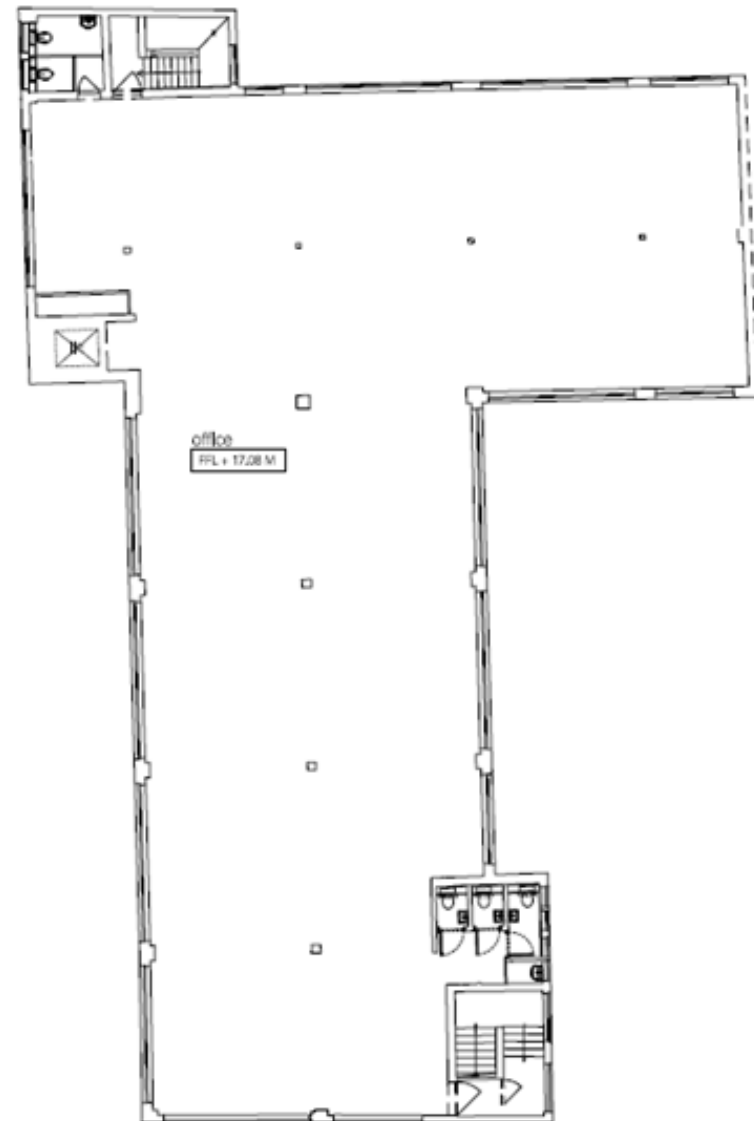








First Floor



Second Floor

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