



## First Floor

The Works, 14 Turnham Green Terrace Mews, Chiswick, W4 1QU

### Plug and play office suite in Grade A mews building in the heart of Chiswick

**1,300 sq ft**  
(120.77 sq m)

- Fully fitted
- Open plan, cellular office, and meeting rooms
- Fibre Broadband
- Exposed air cooling and heating
- EPC Grade A
- Bike parking & shower facilities
- Fantastic local facilities
- Excellent transport links

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## Summary

Available Size	1,300 sq ft
Passing Rent	£50,160 per annum
Premium	Nil
Rates Payable	£11.61 per sq ft Approx
Rateable Value	£30,250
Service Charge	£7 per sq ft Approx
Car Parking	N/A
VAT	Applicable
Estate Charge	N/A
EPC Rating	A (17)

## Description

First floor office in this modern office development in Turnham Green Terrace Mews, just off Turnham Green Terrace in the vibrant London suburb of Chiswick.

## Location

Turnham Green Underground Station (District Lines to London and both Richmond & Ealing Broadway) is less than a 2 minute walk (0.1mile) to the north of the property. The wide ranging amenities of Chiswick High Road are very short walk to the south

## Viewings

Strictly by arrangement with Whitman Commercial.

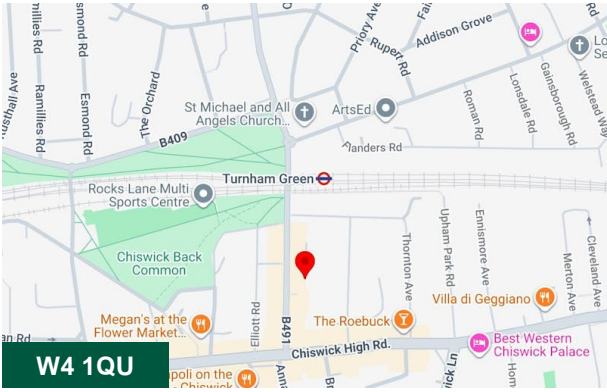
## Terms

Available by way of an assignment of the existing lease, expiring 13 June 2027 (outside the Landlord & Tenant Act 1954), at a passing rent of £50,160 per annum.

May also be available by way of sub-lease, or a new lease from the landlord.

## 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.



## Viewing & Further Information



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