



Place  
Orchard

Chiswick, London W4 1PL

UNIQUE SELF-CONTAINED CONTEMPORARY OFFICE BUILDING

**FOR SALE/TO LET**

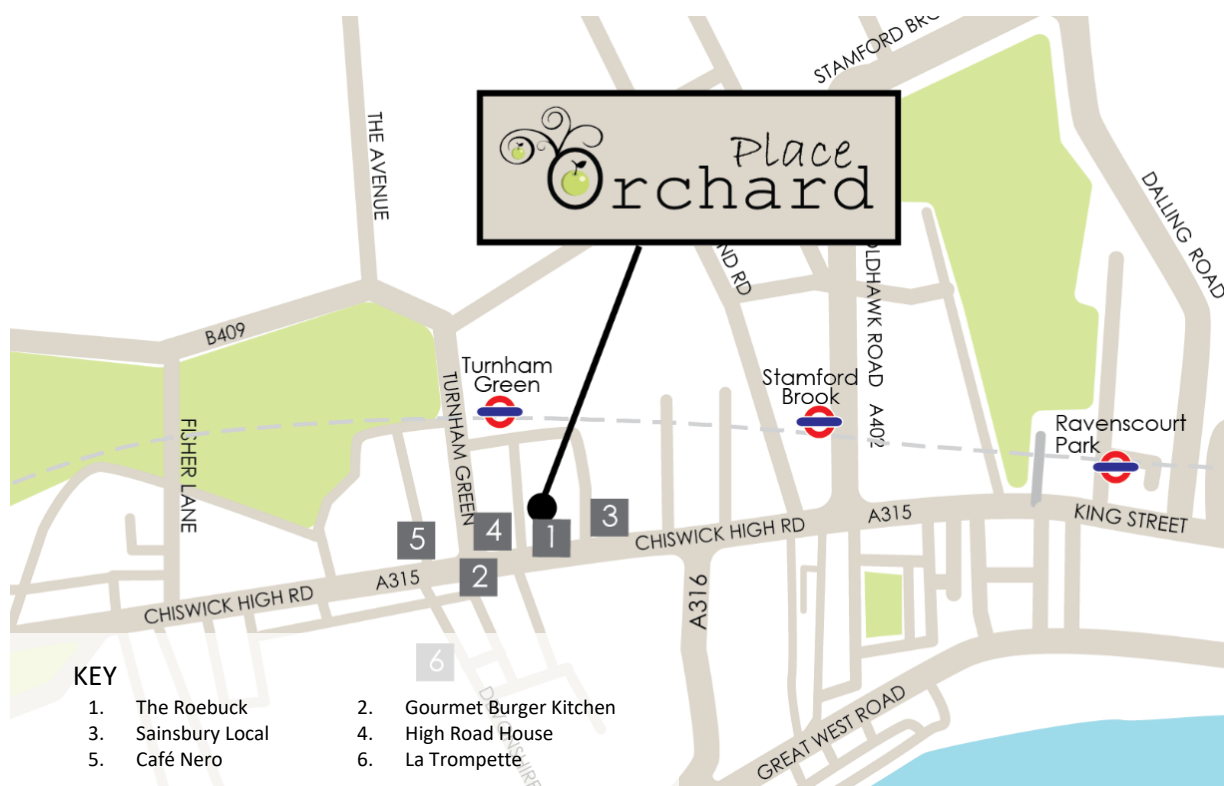
2,468 sq ft (229.26 sq m)





## LOCATION

The property is situated just off Chiswick High Road. The area provides excellent shopping and restaurant facilities. Turnham Green Underground Station (Zone 2/3 District Line) is a short walk away. The A4/M4 which gives access to the West End, Heathrow Airport and the motorway network, is approx. ¼ mile.





### ACCOMODATION

FLOOR	SIZE SQ FT (SQ M)	SIZE SQ M
First floor	1,241 sq ft	115.28 sq m
Ground Floor	1,227 sq ft	113.98 sq m
<b>TOTAL</b>	<b>2,468 sq ft</b>	<b>229.26 sq m</b>

### DESCRIPTION

Orchard Place is situated within a private courtyard setting and is available in its entirety. Alternatively the ground and first floors may be let individually. It comprises a two floor and predominantly open plan character office with meeting rooms on the ground floor.

### AMENITIES

- Air-conditioning/heating
- Internet ready
- Secluded & quiet
- WC on each floor
- Cat 6 lighting
- Door entry system
- Private courtyard setting
- 2 on-site parking spaces
- Excellent natural light
- Natural oak floors
- Kitchen on each floor

**FOR FURTHER INFORMATION  
PLEASE CONTACT SOLE AGENTS**

**020 8748 1200**

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### RENT/PRICE

£45 per sq ft/£1.75m for the freehold interest

### TERMS

Available on a new FRI lease on terms to be agreed.

### SERVICE CHARGE

Approximately £1 per sq ft

### ESTATE CHARGE

Approximately £1 per sq ft

### RATES

£9 per sq ft approx. to be confirmed with local authority.

**Misrepresentation Act 1967:** These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT  
Brochure February 2020