

TO LET

81.8 SQ. M (880 SQ. FT) APPROX.

UNIT C, EDMUNDS HOUSE, COLONIAL DRIVE, W4 5HJ

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **GROUND FLOOR BUSINESS PREMISES**
- **SUITABLE FOR A VARIETY OF USES**
- **NEW LEASE AVAILABLE**
- **GOOD LOCATION WITH EASY ACCESS TO UNDERGROUND STATIONS AND CHISWICK BUSINESS PARK**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

EDMUNDS HOUSE, CHISWICK W4 5HJ

LOCATION

The property is located on the edge of Chiswick Business Park, which comprises an abundance of office and retail space surrounding a two tier lake, decked boardwalk, pathways, events space and landscaping. There is also an on site gym, children's nursery, restaurants and pop up traders and street food.

There are 5 underground and overground mainline stations within a 10 minute walk including access to the District Line and Elizabeth Line.

For road communications, access to the M25 is approximately 10 miles via the M4 and Heathrow airport is approximately 9 miles.

DESCRIPTION

The property comprises a ground floor business premises suitable for a variety of uses. The unit is open plan with a DDA compliant WC and benefits from air conditioning, full height glass frontage and a ceiling height of 2.8m.

The property has most recently been used for cold food preparation and has a double sink unit and electric water heater installed.

The property can be used for a variety of uses within Class E, including office, studio, fitness space and medical uses, subject to landlords consent.

ACCOMMODATION

The property has the following approximate gross internal floor area:

81.8 sq. m (880 sq. ft)

Subject to a tenants requirements, it may be possible to reduce the lettable floor area, thereby reducing rent and bringing the property under the threshold for payment of business rates.

TENURE

Available on a new lease for a term by arrangement.

RENT

£24,000 per annum.

VAT is applicable.

BUSINESS RATES

2023 Rateable Value: £15,750

For confirmation of rates payable, please contact the business rates department of the London Borough of Ealing.

ENERGY PERFORMANCE RATING

Energy Rating: D

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

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