

TO LET

147.7SQ. M (1591SQ. FT)APPROX.

12A SUTTON LANE NORTH, CHISWICK W4 4LD

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



www.snellers.com

020 8977 2204

- ACCESSIBLE SITE WITH WORKSHOPS/STORAGE AND OFFICE BUILDINGS SUITABLE FOR A VARIETY OF USES WITHIN CLASS E
- NEW LEASE AVAILABLE

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

LOCATION

The property is located in Sutton Lane North, which is accessed from Wellesley Road in Chiswick and in very close proximity to the Great West Road and Gunnersbury roundabout. Gunnersbury station is just over half a mile providing overground services as well District and Mildmay underground services.

Nearby businesses include Porsche Centre West London, Safestore Self Storage and West 4 Gym.

DESCRIPTION

The property is accessed via a driveway from Sutton Lane North leading to secure gates providing access to the site.

Within the site is a small yard area and an open plan single storey storage/workshop building with sky lights.

There is an additional two storey building with storage/workshop on the ground floor and the first floor has most recently been used as offices. Access to the first floor is via an external staircase.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

	SQ. M	SQ. FT
First Floor Office	24.4	263
Storage/workshop	50.5	544
Storage/Workshop	72.8	784
TOTAL	147.7	1591

BUSINESS RATES

2026 Rateable Value: £13,000

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

TENURE

Available on a new lease for a term by arrangement.

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

RENT

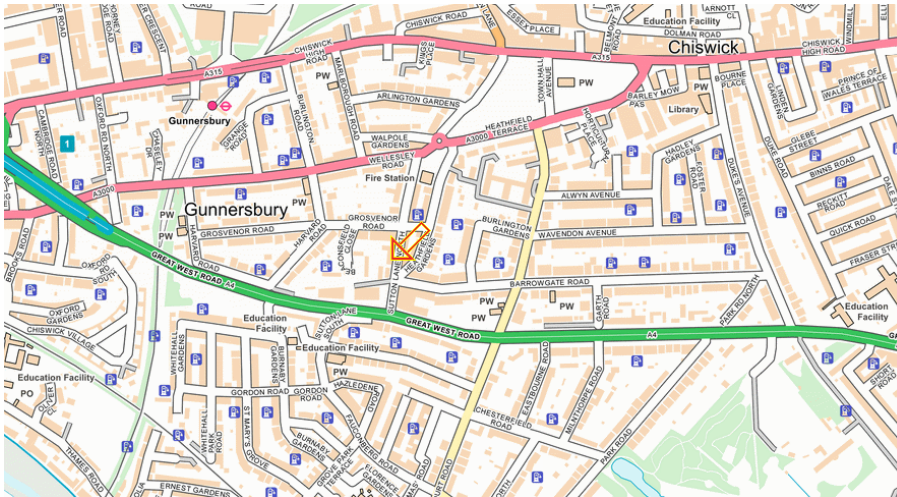
Offers in the region of £30,000 per annum.

ENERGY PERFORMANCE RATING

Building A: D81

Building B: D82

Copies of the certificates are available upon request.



VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion

020 8977 2204

sharon@snellers.com

www.snellers.com



Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.