



## First Floor

10/11 Heathfield Terrace, Chiswick, London, W4 4JE

### **Elegant First Floor office to let with fine views over Turnham Green**

**645 sq ft**  
(59.92 sq m)

- Central location
- Elegant building
- Fine views
- Available immediately
- New Lease

# First Floor, 10/11 Heathfield Terrace, Chiswick, London, W4 4JE

## Summary

<b>Available Size</b>	645 sq ft
<b>Rent</b>	£25,800 per annum £40 psf
<b>Rates Payable</b>	£12.77 per sq ft
<b>Rateable Value</b>	£16,500
<b>Service Charge</b>	£6,000 per annum Estimated
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (82)

## Description

The premises comprise a first floor office enjoying impressive views across Turnham Green through elegant traditional sash windows. The office shares common kitchen and WC facilities with other occupiers. There is one car space available.

## Location

The property is situated in the heart of Chiswick in a prominent position overlooking Turnham Green. It is within a short walk of both Turnham Green & Chiswick Park Underground Stations (District Line Zone2/3), and close to numerous local Bus Routes. Facilities nearby include Waitrose, Chiswick Post Office, and many multiple and independent retailers and restaurants.

## Viewings

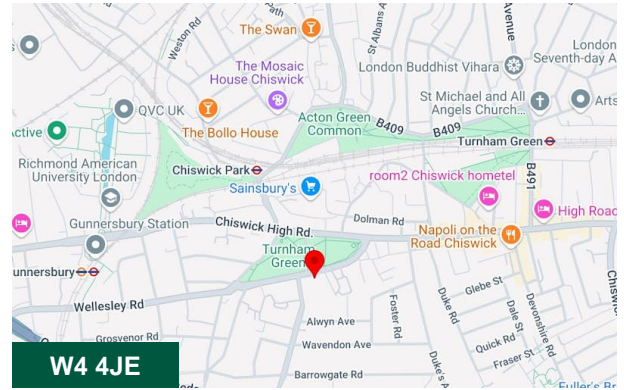
Strictly by appointment with Whitman & Co Commercial.

## Terms

Available on a new lease outside the Landlord & Tenant Act on terms to be agreed.

## 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



**Jeremy Day FRICS**

020 8747 8800 | 07966 810030

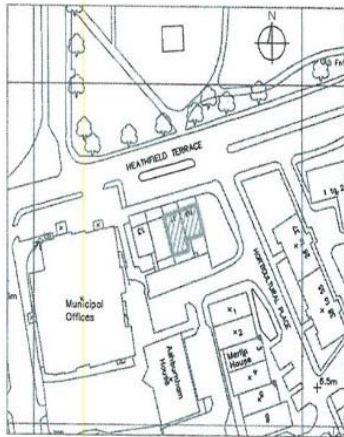
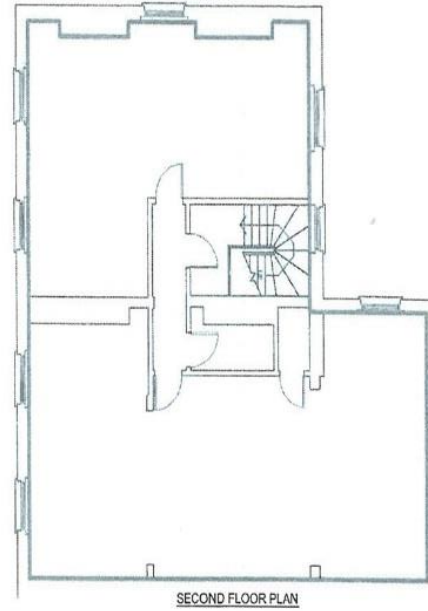
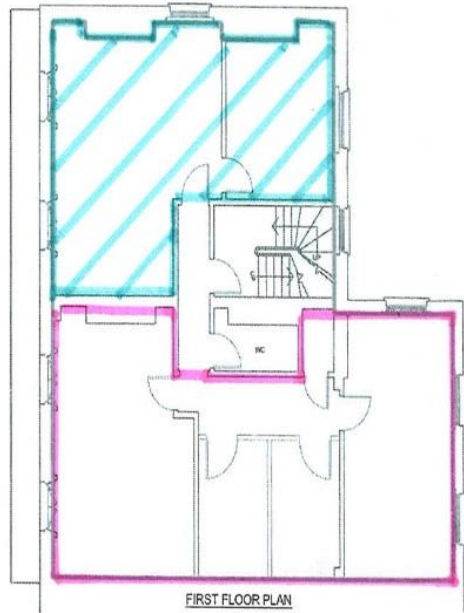
jd@whitmanandco.com







FRONT



O.S. SITE LOCATION PLAN - NTS

LEASE PLAN - Page 2 of 2

10 / 11 HEATHFIELD TERRACE  
CHISWICK  
LONDON  
W4 4JE

JANUARY 08  
SCALE 1 : 100



*MMV*  
*for Sale*