

# TO LET

55.7 SQ. M (600 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**

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# 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:

55.7 sq. m (600 sq. ft)

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£20,000 per annum.

NO VAT IS APPLICABLE

## BUSINESS RATES

Business rates will not be applicable.

## ENERGY PERFORMANCE RATING

Energy Rating: D

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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