



**32-34 Chiswick High Road**

Chiswick, London, W4 1TE

## **Double-fronted Showroom To Let**

## **Prominent location on Chiswick High Road close to Goldhawk Road**

**3,773 sq ft**  
(350.52 sq m)

- Substantial Shop/Showroom to let
- Double-fronted
- Prominent frontage to Chiswick High Road
- Newly refurbished
- Double-height lightwell
- May suit other uses, subject to consents

# 32-34 Chiswick High Road, Chiswick, London, W4 1TE

## Summary

Available Size	3,773 sq ft
Rent	£90,000 per annum
Business Rates	Rateable Value to be assessed.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

## Description

Newly available Ground Floor and Basement double unit showroom to let.

## Location

Located in a prominent location on the popular north side of Chiswick High Road, between Chiswick & Hammersmith, and on the popular route linking the M4 at Hogarth Roundabout with Shepherd's Bush.

The property is situated within a 3 minute walk of Stamford Brook Underground Station (District Line Zone2), and numerous local Bus Routes.

## Accommodation

The property is arranged over ground floor and basement with a section of the ground floor exposed to provide an impressive double height lightwell. The basement provides substantial storage facilities, together with kitchenette and WC.

Name	sq ft	sq m	Availability
Ground	1,774	164.81	Let
Basement	1,999	185.71	Let
<b>Total</b>	<b>3,773</b>	<b>350.52</b>	

## Viewings

Strictly by arrangement with Whitman & Co Commercial.

## Terms

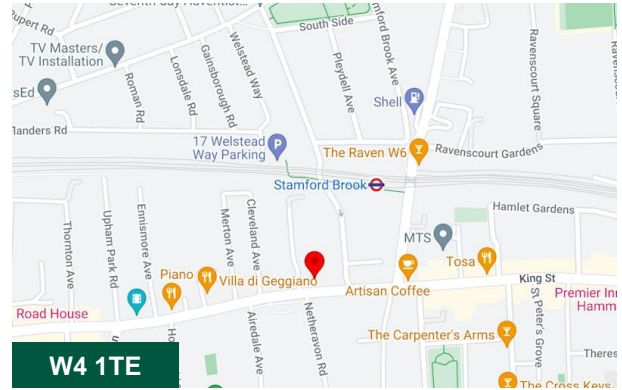
Available on a new fully repairing and insuring lease at a commencing rental of £90,000pa.

Offers are invited, which should include:

1. Name/Names of Tenant
2. Guarantors or Security to be Provided
3. If a new business, a one-page summary business plan, to highlight the use to which the premises will be put, and to provide assurance to the landlord as to the likely success of the proposed venture (background, experience, credentials, etc).

## 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.



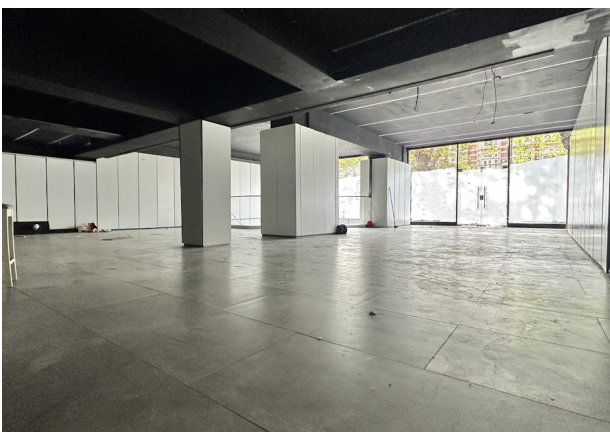
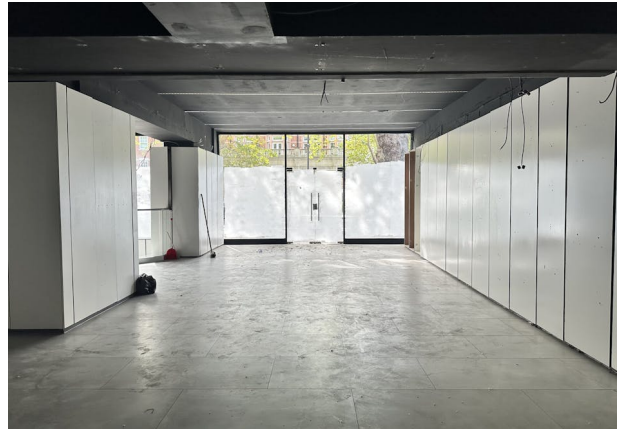
## Viewing & Further Information

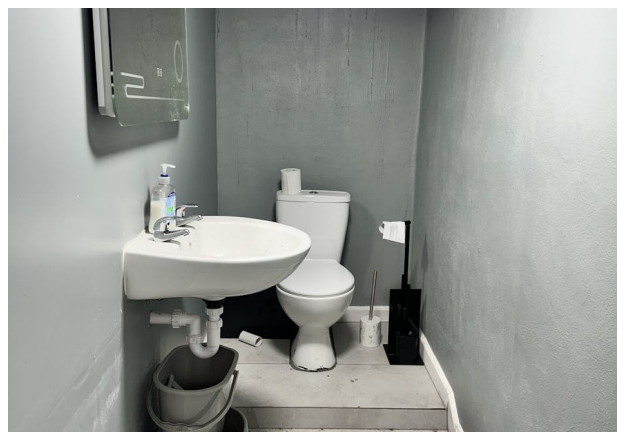
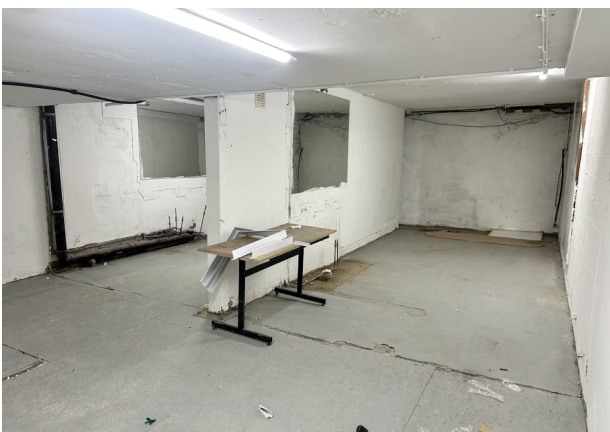
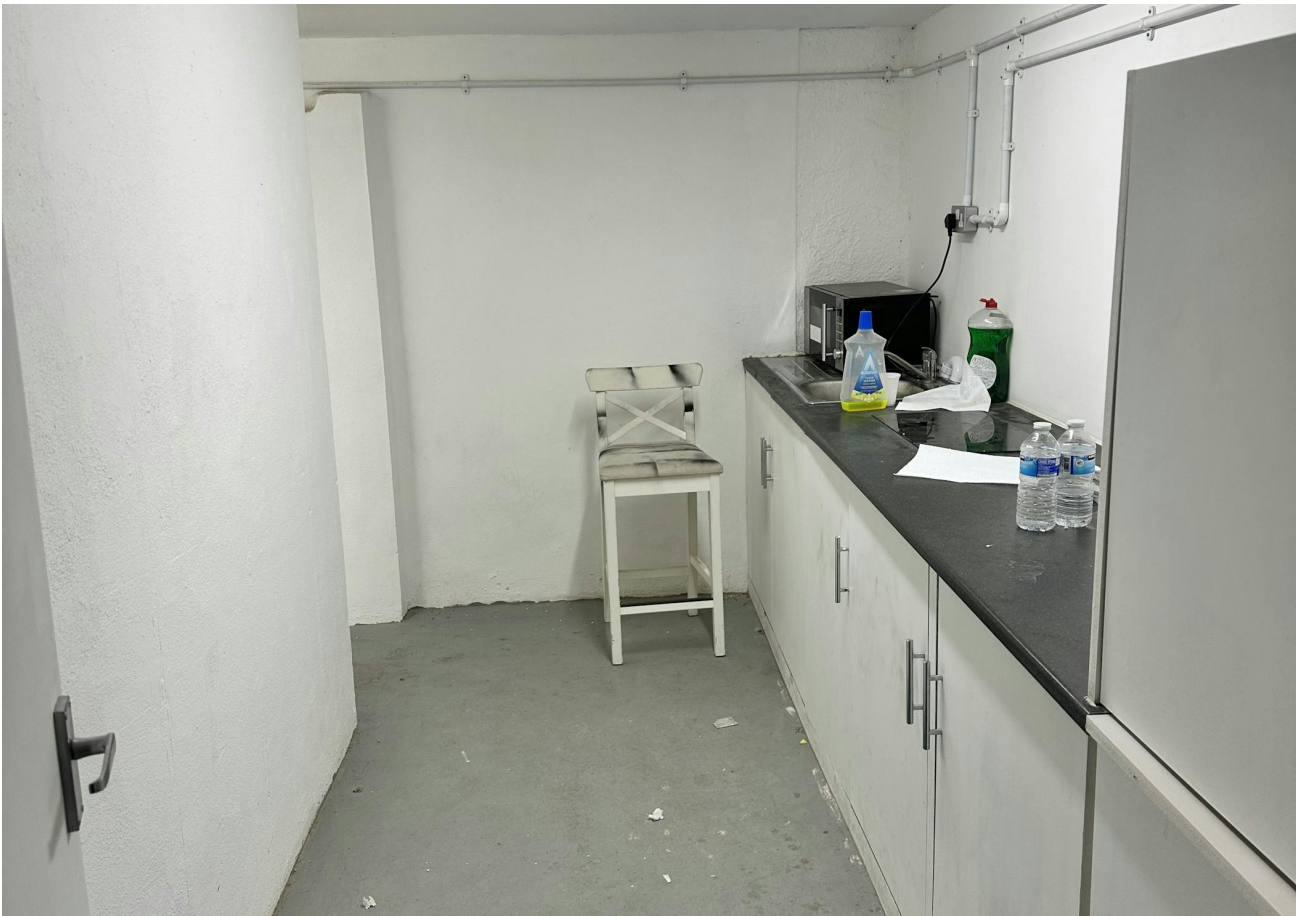


**Jeremy Day FRICS**

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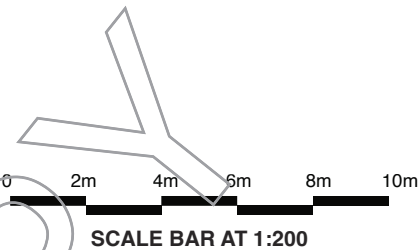
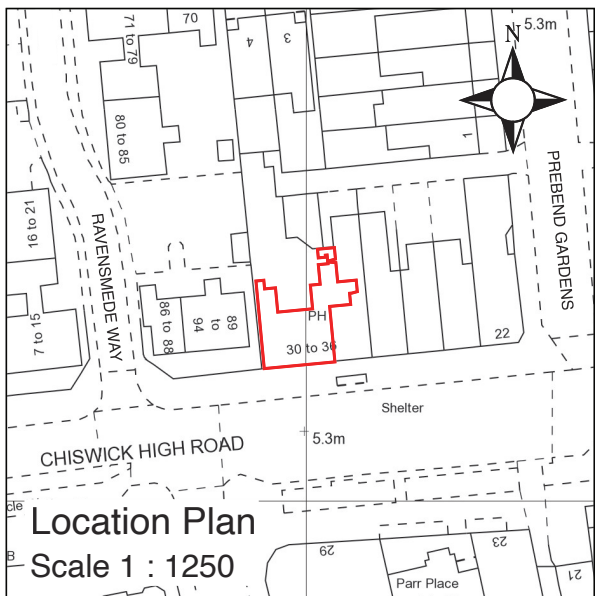
jd@whitmanandco.com





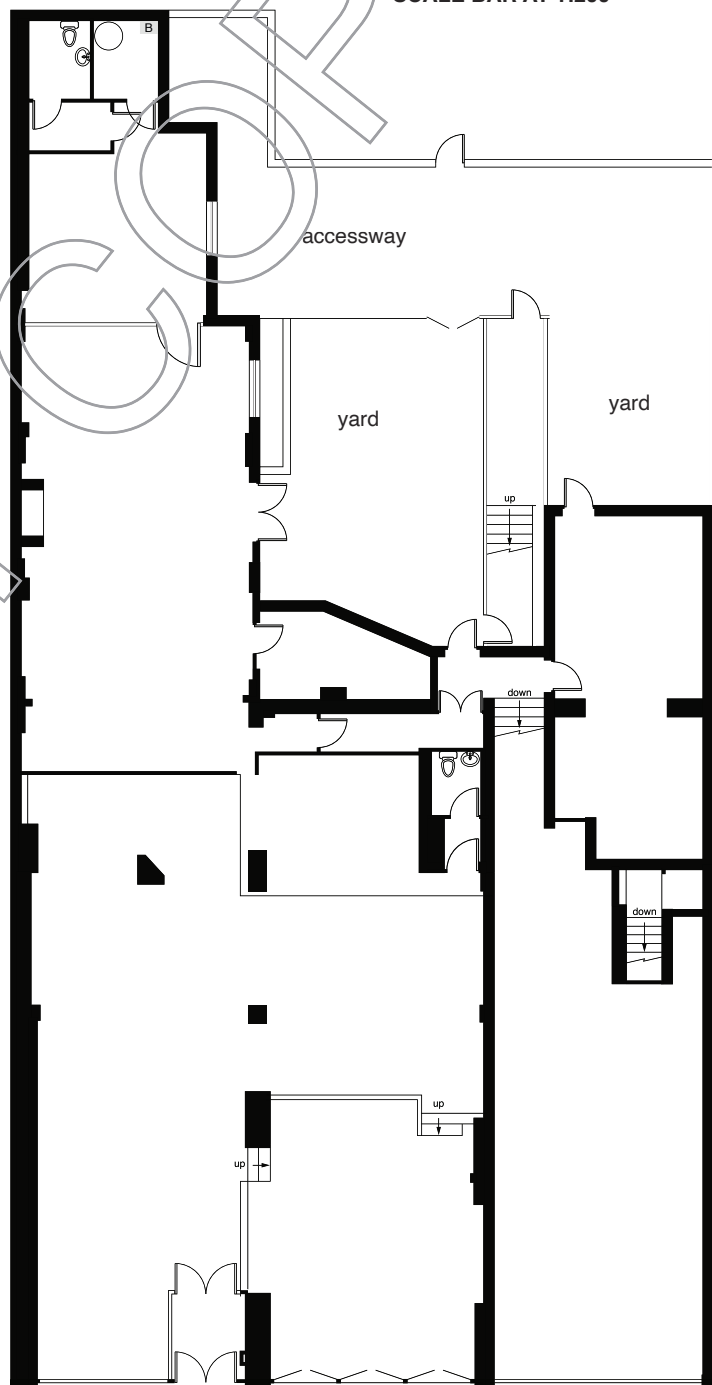
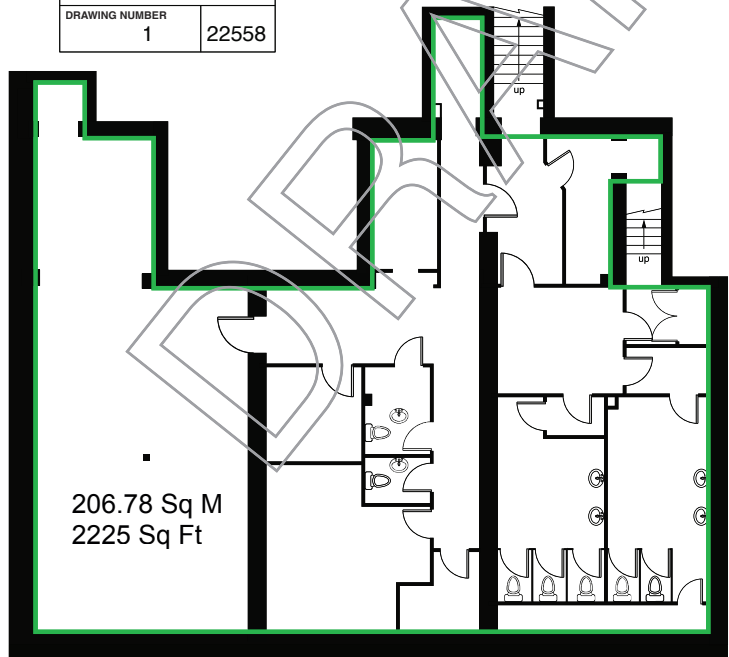
Basement  
34 Chiswick High Road  
London  
W4 1TE

Scale 1:200



NOTES	
Magnolia Square Limited 57 Rathbone Place London W1T 1JU 020 7479 4855	
PRINT AT A4	
PROJECT 34 Chiswick High Road London W4 1TE	
MEASURED SURVEY	
DRAWING TITLE LEASEPLAN	
SCALE 1:200	DATE DEC 2022
DRAWING NUMBER 1	22558

Approximate Gross Internal Area  
206.78 Sq M  
2225 Sq Ft



PAVEMENT OF CHISWICK HIGH ROAD

Basement

Ground Floor