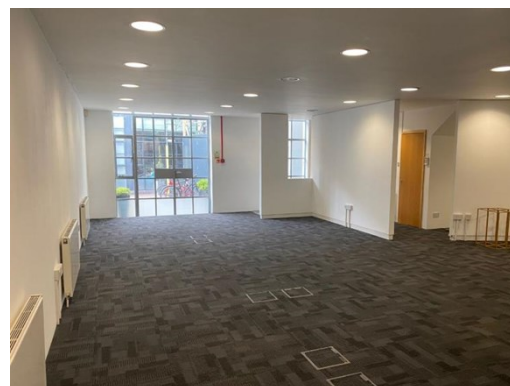


TO LET

VERSATILE BUSINESS PREMISES - FLEXIBLE TERMS

MJFINN COMMERCIAL

020-8995 5678



GROUND FLOOR, 7 GLENTHORNE MEWS, HAMMERSMITH W6 0LJ

1,390 sq.ft. (129 sq.m.)

Location: Glenthorne Mews is approached off of the south side of Glenthorne Road, the turning immediately after Galena Road (signposted Galena Garage). Glenthorne Road (A315) runs one way west to east from its junction with Dalling Road/Studland Street to Hammersmith Broadway/Hammersmith Grove. Ravenscourt Park station (District line) within ¼ mile to the west. Hammersmith stations (District, Piccadilly and Hammersmith & City lines) are just over ¼ mile to the east. Convenient for the wide variety of shops, restaurants and amenities along King Street (A315). Easy road access into and out of Central London via A4/M4 and A40/M40. Many bus routes serve the area. Convenient parking: RingGo, Livat multi-storey car park and Council Business Permits.

Description: Class E Use commercial premises in a well managed mixed use gated courtyard mews development. Arranged over the ground floor of this two storey former Victorian bakery. Direct access plus communal entrance shared with first floor tenant, with lobby and 2 x WC/washrooms.

FLOOR

| | | |
|------------------|----------------------|-------------------|
| Ground Floor NIA | 1,390 | 129 |
| TOTAL | 1,390 sq. ft. | 129 sq. m. |

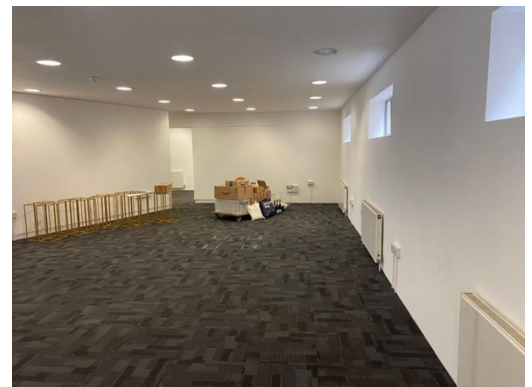
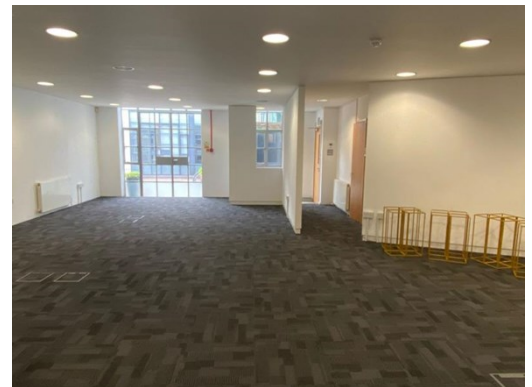
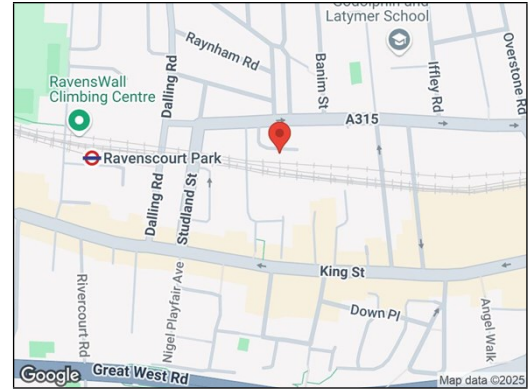
www.mjfinncommercial.co.uk

info@mjfinncommercial.co.uk | 11 Devonshire Mews, Chiswick, London W4 2HA

The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

GROUND FLOOR, 7 GLENTHORNE MEWS, HAMMERSMITH W6 0LJ

- Features:**
- Class E Use - Flexible business use
 - ALL ground floor - Open plan
 - Glazed frontage | Fitted kitchenette
 - Direct access + communal entrance
 - Shared WC/Washrooms - ground floor
 - Well maintained gated development
 - Excellent transport links
 - Convenient location
 - Competitive terms
 - TO LET - NEW LEASE
- Terms:** Flexible lease term to be agreed by mutual arrangement, on a full repairing and insuring basis, subject to periodic rent reviews. Rental deposit required.
- Area:** 1,390 sq. ft. (129 sq. m.)
- Rent:** £35.00/sq. ft. excl. | £48,650 p.a.x.
- Service Charge:** Tenant contribution towards service charge and Building Insurance for the current year circa £1,800.00.
- Rates:** London Borough of Hammersmith & Fulham. Rateable Value: £40,250.
- EPC:** D (79)
- VAT:** VAT is applicable.
- Legal Costs:** Each party to pay their own legal costs in this transaction.
- Possession:** Immediately upon completion of legal formalities.
- Viewing:** Strictly by appointment only. Please contact us on 020 8995 5678



Subject to Contract: Jul-25

CONTACT US
020 8995 5678

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