



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

TWO SELF CONTAINED OFFICE BUILDINGS

2,166 – 4,344 SQ FT (201.3 – 403.5 SQ M)

TO LET



**BUILDINGS A & B, 2 BELMONT ROAD
LONDON
W4 5BQ**

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Misrepresentation Act 1967

Every care has been taken in the presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

LOCATION: Chiswick is an established office location and an affluent residential suburb, situated approximately eight kilometres (five miles) to the West of Central London. It is located within the London Borough of Hounslow. Other nearby conurbations of note include Ealing, approximately four kilometres (two and a half miles) to the south and Hammersmith, approximately two kilometres (One and a half miles) to the west

The properties are situated in the heart of Chiswick town centre, which is beneficial in terms of the facilities and amenities available.

DESCRIPTION: These two self-contained buildings are of modern appearance, each having its own separate entrance at ground floor level accessed from Belmont Road. Each building is over ground and two upper floors.

- 6 Car Parking spaces shared between the properties
- Partial air-conditioning
- Carpeting
- Kitchens
- Double glazing

ACCOMMODATION:

Building A

Ground Floor	35.6 sq.m.	383 sq.ft.
1 st Floor	84.3 sq.m.	907 sq.ft.
2 nd Floor	81.4 sq.m.	876 sq.ft.
Total	201.3 sq.m.	2,166 sq.ft.

Building B

Ground Floor	4.39 sq.m.	473 sq.ft.
1 st Floor	82.1 sq.m.	884 sq.ft.
2 nd Floor	76.3 sq.m.	821 sq.ft.
Total	202.3 sq.m.	2,178 sq.ft.

TERMS: A new FRI lease for terms to be agreed.

RENT: £19.95 per sq.ft. exclusive .

VIEWING: **Viewing strictly by appointment through sole agents:-**

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