



# VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

## PRELIMINARY MARKETING PARTICULARS

### SELF CONTAINED OFFICE BUILDING

3,273 – 7,542 Sq Ft (304 – 700 Sq M)

**TO LET**



**TO BE REFURBISHED**

**Essex House  
382 – 384 Chiswick High Road  
London  
W4 5UJ**

**TELEPHONE: 020 8400 9000 FAX: 020 8400 9001**

PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ  
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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 property is situated in the heart of Chiswick town centre, which is beneficial in terms of the facilities and amenities available.

**DESCRIPTION:** Essex House occupies a prominent corner location within the Town Centre in close proximity to the principal commercial and retailing centre. The property has been refurbished, providing contemporary new quality details and fittings. With open plan arrangement the building offers comfortable accommodation, which is highly adaptable to suit most requirements. The offices are fitted to a high standard, and carpeted throughout. Essex House benefits from a specification including:

**SPECIFICATION:**

- Attractive reception area
- Suspended ceiling with category II lighting
- Air- Conditioning
- Automatic passenger lift
- New carpeting
- Secure on site car parking for 9 cars
- WC's and kitchenette on each floor
- Full wheelchair and disabled access

**ACCOMMODATION:**

<b>Ground floor:</b>	892 Sq Ft	(82.9 Sq M)
<b>First floor:</b>	3,273 Sq Ft	(304.1 Sq M)
<b>Second floor:</b>	3,377 Sq Ft	(313.7 Sq M)
<b>Total available:</b>	<b>7,542 Sq Ft</b>	<b>(700.6 Sq M)</b>

**RENT:** £22.00 per sq ft, exclusive of rates, service charge and other outgoings.

**TERMS:** A new full repairing and insuring lease will be granted for terms to be agreed.

**VIEWING:** By appointment through sole agents

Vokins – 020 8400 9000.

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**SUBJECT TO CONTRACT**