

**107 POWER ROAD, CHISWICK, LONDON W4 5PY**

**APPROX 1,529-1,682-3,211 SQ FT**

**TO LET**

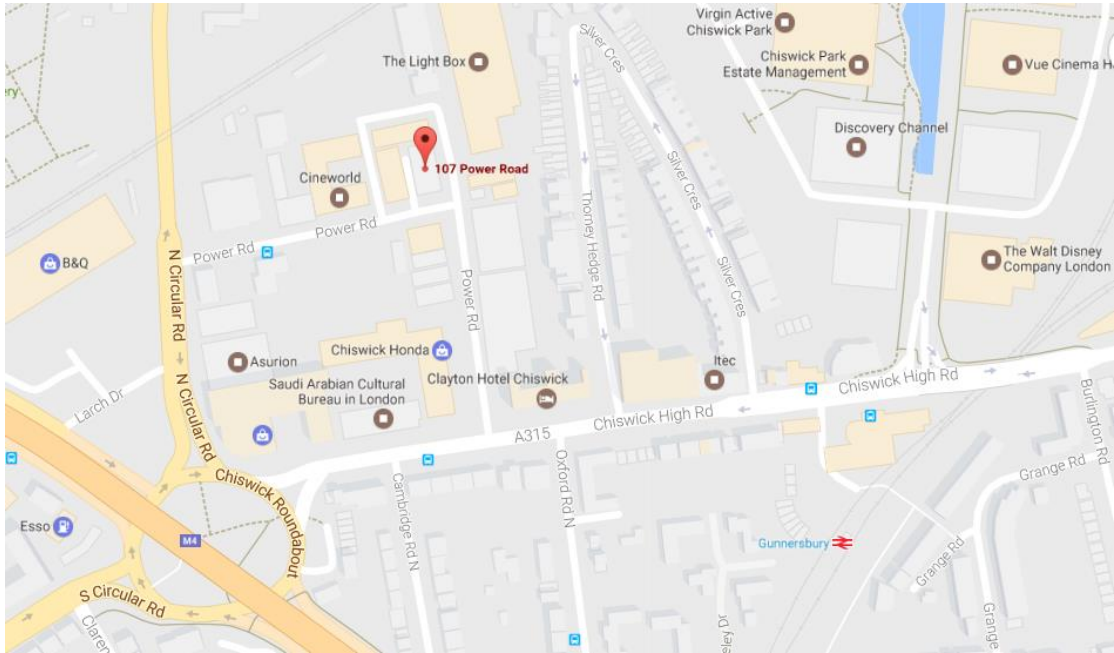
**ON SITE CAR PARKING AVAILABLE**



## **LOCATION**

107 is situated on the north of Power Road between Gunnersbury Avenue (North Circular Road) and Chiswick High Road. Gunnersbury underground and overland railway station is within a very short walk providing district line services from Richmond to the West End and overland services from Richmond to Stratford via Hampstead.

The immediate area provides several office/studio complexes with a wide variety of businesses being represented. There are local cafés available and the excellent retail and restaurant facilities on Chiswick High Road are readily to hand. Leisure facilities are available at The Fountain Centre off Kew Bridge Road South.



## ACCOMMODATION

The premises are on the 2nd floor and provide 2 suites available individually or together, ready for immediate occupation.

Other occupiers include Markham, So Energy, Top Deck Travel and Bassett Accountants.

## AMENITIES

Comfort cooling with heating  
Perimeter trunking  
Window Blinds  
Good natural light  
Modern WC and shower facilities

Kitchenettes  
Carpeted  
Video entry phone  
Excellent natural light  
Suspended ceiling with integral lights

EPC D

*On site car parking by arrangement*

For more information visit [eddisons.com](http://eddisons.com)  
T: 020 3205 0200

**Eddisons**

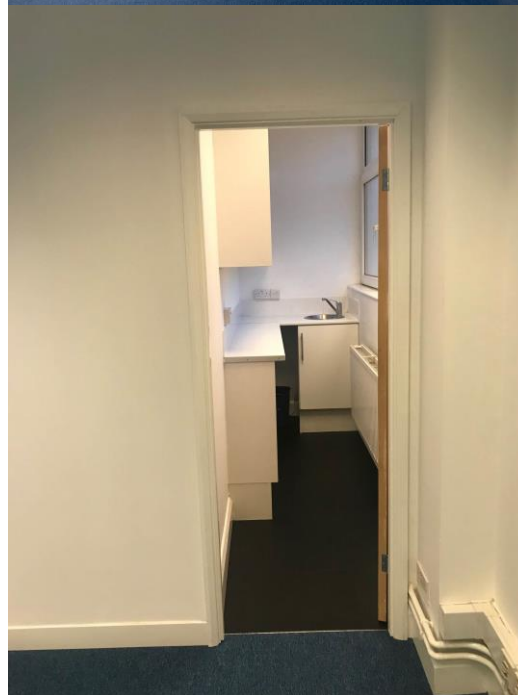
Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

## **Unit 2.1**      **Approx. 1,682 sq ft**

A large open plan area, 1 meeting room and a kitchenette. South and west facing with excellent natural light.

Perimeter trunking, cassette cooling and heating, suspended ceilings with integral lighting and carpeted.



For more information visit [eddisons.com](http://eddisons.com)  
T: 020 3205 0200

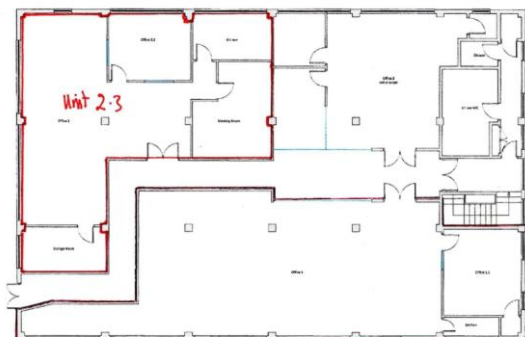
**Eddisons**

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

## **Unit 2.3      Approx. 1,529 sq ft**

A reception and central open area, 2 offices and a meeting/training room, kitchen and carpeted.



For more information visit [eddisons.com](http://eddisons.com)  
T: 020 3205 0200

**Eddisons**

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

## TERMS

The premises are available on new lease directly from the freeholder for a period by arrangement.

## RENT

£29.50 per sq. ft. per annum exclusive.

## BUSINESS RATE

The premises are in the London Borough of Hounslow and potential occupiers are recommended to contact the council direct to verify the following information and as to whether any subsidies and phasing are available to the occupier.

Unit	RV to April 2023	Poundage	Payable 22-23	RV after April 2023
2.1	£44,500	£0.499	<b>£22,205.50</b>	£47,000
2.3	£36,000	£0.499	<b>£17,964.00</b>	£38,000

## SERVICE CHARGE AND OUTGOINGS

The current budgeted service charge for 2022 is £6.00 per sq. ft exclusive of utilities, VAT and building insurance.

Utilities are charged back on split use basis.

## TOTAL ESTIMATED PROPERTY COSTS

Unit	Size	Rent	Rates	Service	Insurance	Per annum Per month
2.1	1682	£49,619	£22,205.50	£10,092	£1,095	£83,011.50 (£6,918)
2.3	1529	£45,105.50	£17,964	£9,174	££995	£73,238.50 (£6,103)

VAT will be charged in addition on rent and service charge.

## TIMING

Immediate on completion of legal formalities

## INSPECTIONS

Further information and inspections may be arranged through landlord's sole agents

**Eddisons**  
**020 3205 0200**

Mark Belsham 07973 372 698  
Tim Wilkinson 07973 302 814

For more information visit [eddisons.com](http://eddisons.com)  
T: 020 3205 0200

**Eddisons**

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS