



2

BOLLO
LANE

CHISWICK W4 5LE

TO LET

5,167 sq ft (480 sq m)

offices with potential for
other commercial uses

LOCATION

The property is situated on the south side of Bollo Lane at the Chiswick end close to it's junction with Acton Lane and diagonally opposite Chiswick Park Station (District Line). Acton Lane provides direct access to Chiswick High Road (A315) which links to the A4 for London and the City to the east and Heathrow to the west. The wide variety of shops and restaurants of Chiswick High Road are less than a 5 minute walk from the property.

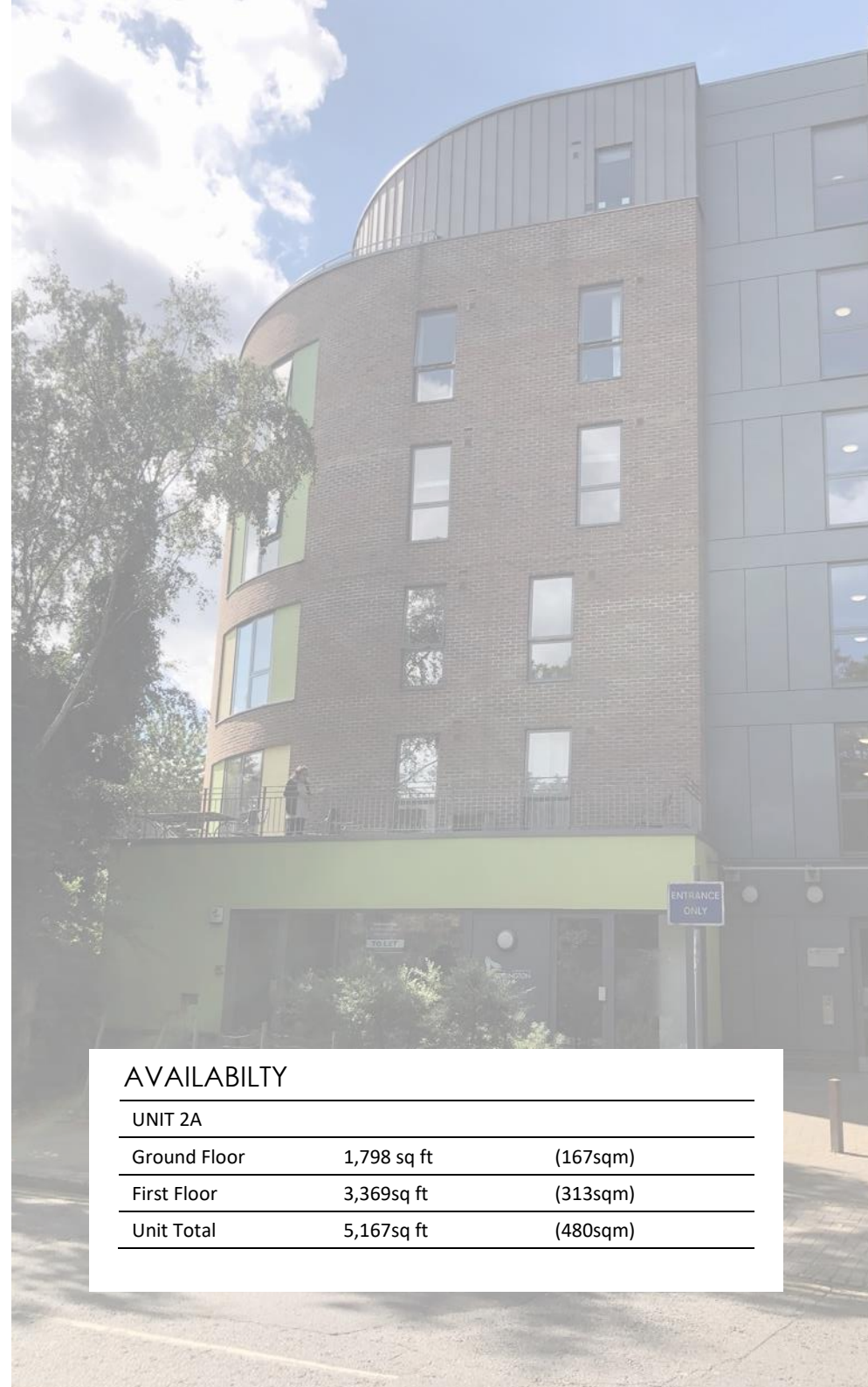


TRANSPORT TIMES

Hammersmith.....	11 mins
Richmond.....	22 mins
Shepherds Bush.....	25 mins
Sloan Square.....	26 mins
Waterloo.....	41 mins
Heathrow Terminals 1,2 & 3.....	47 mins



PLANS



AVAILABILITY

UNIT 2A

Ground Floor	1,798 sq ft	(167sqm)
First Floor	3,369sq ft	(313sqm)
Unit Total	5,167sq ft	(480sqm)



DESCRIPTION

The property comprises a self-contained ground floor office within a mixed-use development that also comprises 56 apartments on the upper floors. The commercial units will provide bright, open plan comfort cooled space with floor to ceiling windows. Each unit is self-contained. The property is suitable for a verity of uses.

LEASE

Flexible leases are also available from the landlord on terms to be agreed.

RENT:

£29 per sq ft

SERVICE CHARGE

£4 per sq ft approximately.

RATES

£9.25 per sq ft (2021/22) approximately. To be confirmed with local authority.

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure September 2021

SPECIFICATION

- Comfort cooled
- Self-contained
- LED lighting
- WC
- Cycle parking
- Excellent light

CONTACT US

Shaun Wolfe / Jack Realey

swolfe@frostmeadowcroft.com

jrealey@frostmeadowcroft.com

020 8748 1200

