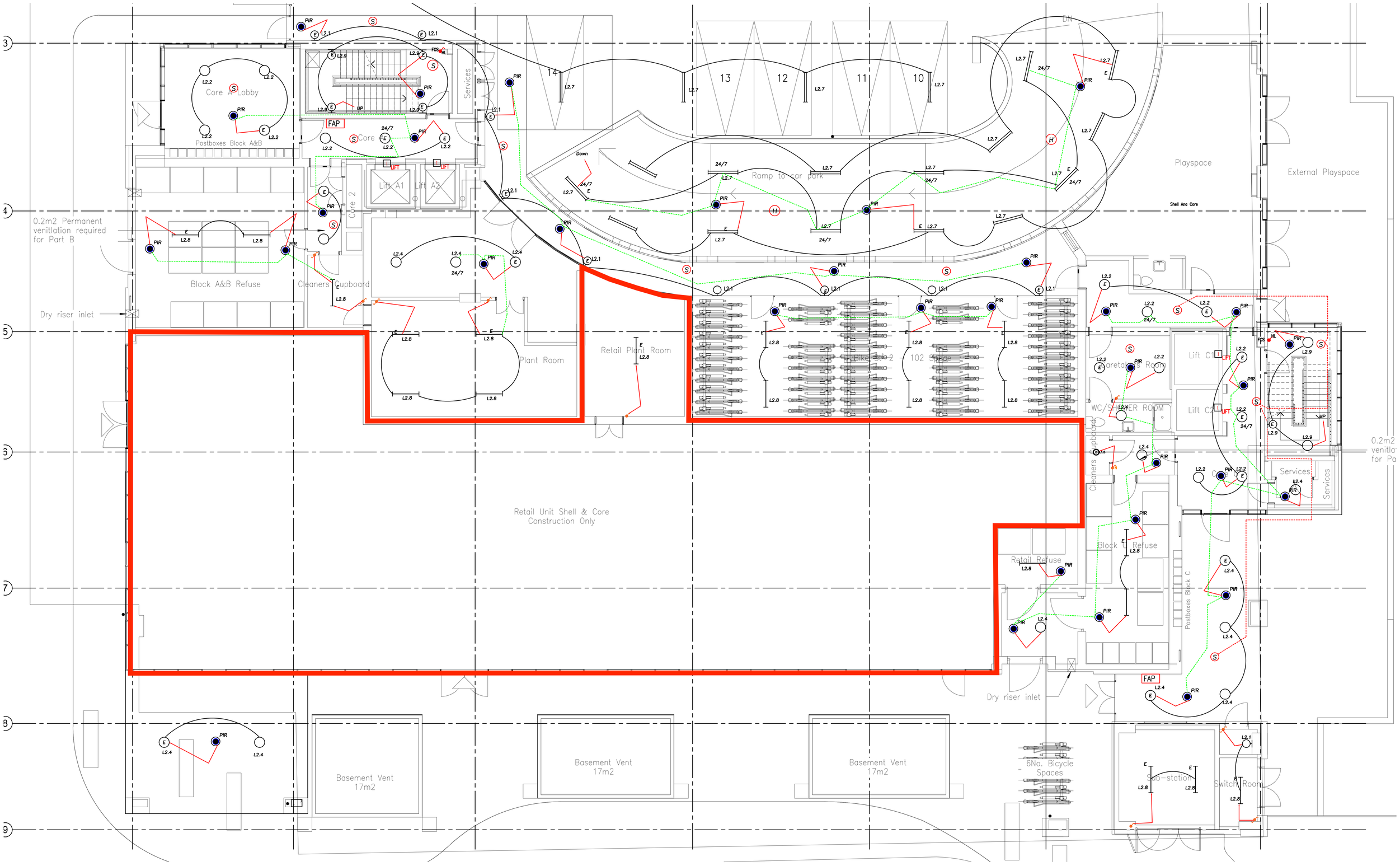
NIEK CO

WHEATSTONE HOUSE, 650-654 CHISWICK HIGH ROAD, W4

Wheatstone House - Prominent Class E Commercial Unit



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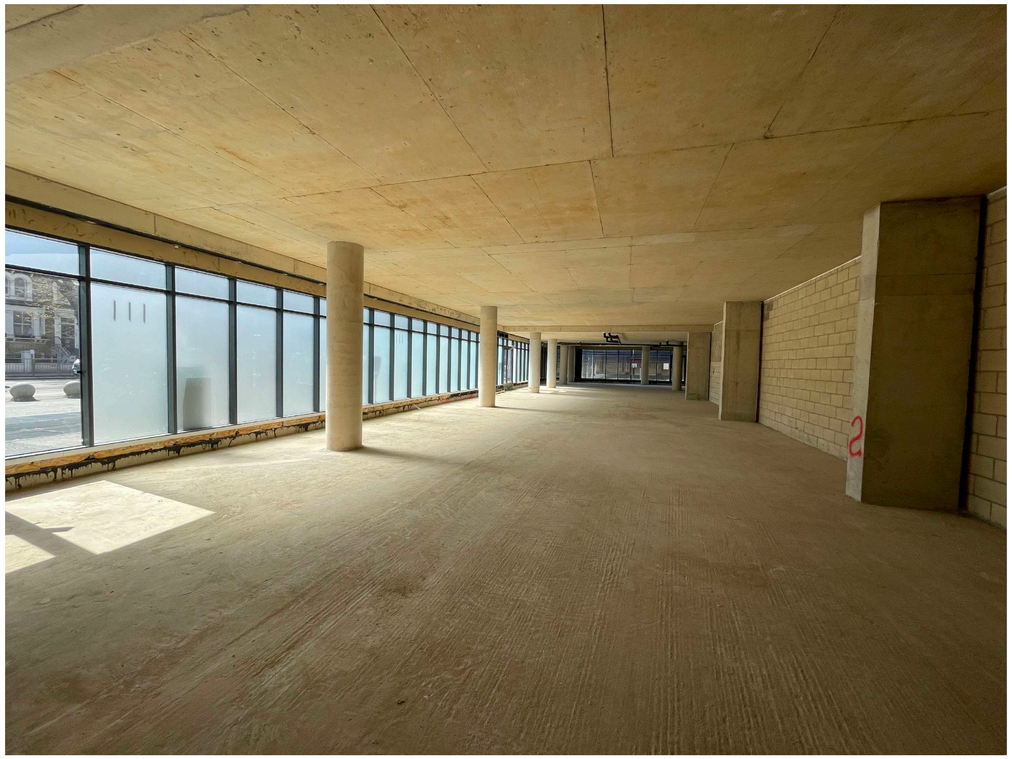

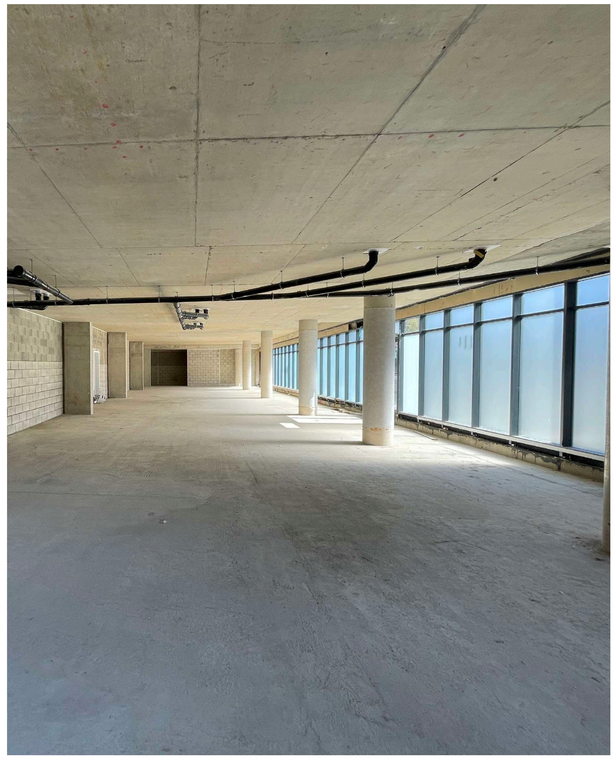

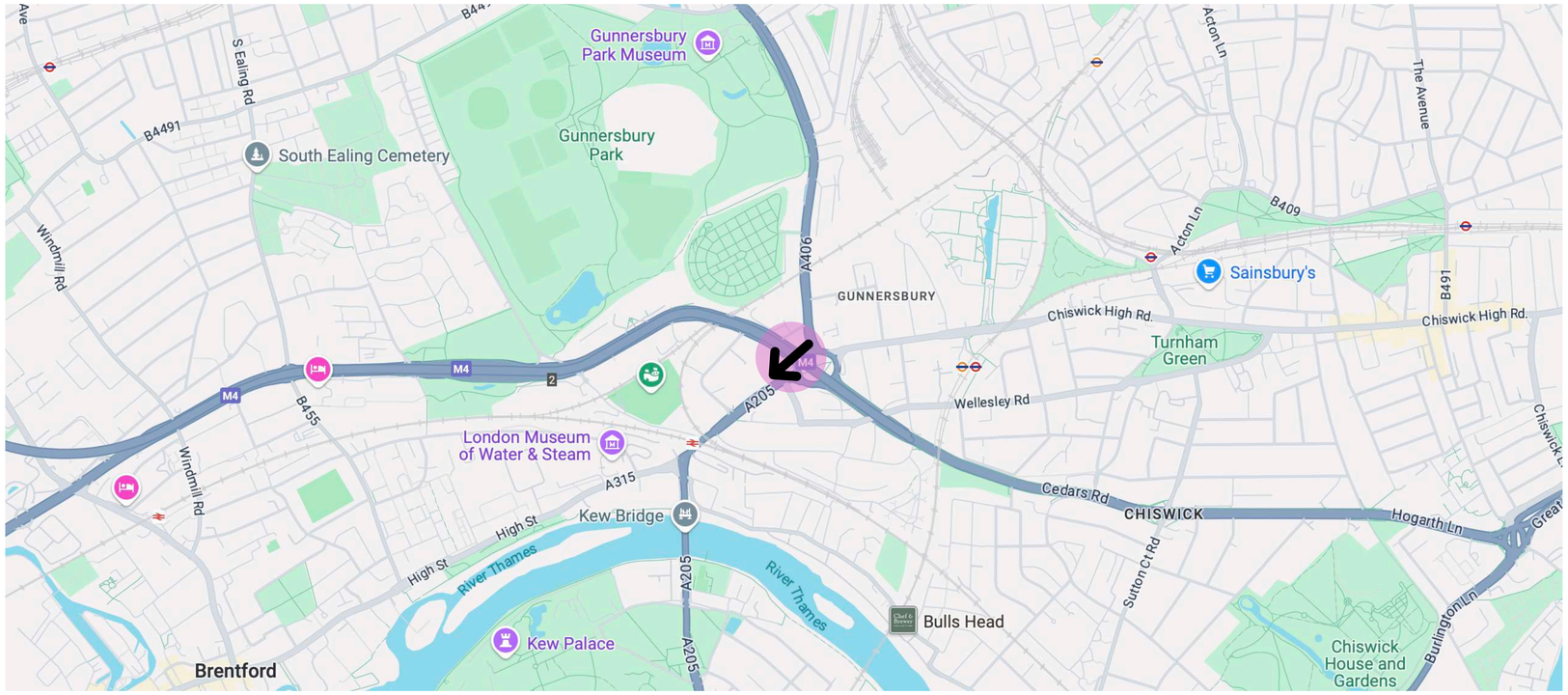

Location: Wheatstone House sits in a prominent position on the northern side of Chiswick High Road (A205), moments to the west of Chiswick Roundabout and the Great West Road (M4). Gtech Community Stadium, the home of Brentford FC is a few minutes walk to the west alongside a number of new developments which are providing over 1,800 new homes along side new commercial space.

Chiswick High Road is a major arterial road and the area also has a number of public transport options. Kew Bridge Station (South Western services) is a few minutes walk to the west, while Gunnersbury Station (District and Mildmay lines) is 12 minutes walk to the east. There are also numerous bus stops in the vicinity providing access to Chiswick, Hammersmith, Kew, Ealing and Brentford.

Description: The unit is arranged over ground floor only with a generous frontage onto Chiswick High Road and there is potential for an area of external space in front of the unit to further enhance the visibility. The space is being handed over in shell and core condition, with capped off services and shopfronts installed. There is a 3 phase power supply and the unit also a dedicated plant area to the rear of the space.

The unit benefits from Class E use and would suit a range of F&B, fitness, retail or healthcare occupiers, however alternative uses will be considered.

Accommodation:
Ground Floor: 4,962 sq ft (461.0 sq m)

* Please note all sizes are subject to measurement.

Lease: A new lease is being offered direct from the landlord on a term to be agreed.

Rent: On application

Service Charge: TBC

Business Rates: The units have not been assessed yet. Interested parties are advised to make their own enquires with London Borough of Hounslow.

EPC: Available upon request

VAT: VAT will be applicable on all rents, service charge rents and insurance rents.

Viewing: By appointment with sole agents Niek Co.

Contact: Max Taylor-Smith
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Kew Bridge Station (2 min walk)
Gunnersbury Station (12 min walk)
M4 (1 min drive)
A406 (1 min drive)

"These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. VAT may be payable on rents, prices or premiums. Photographs are for illustrations only and may depict items which are not included in the sale or leasing of the property."

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