

**Barley Mow  
10 Barley Mow Passage  
Chiswick  
W4 4PH**



**Suites from 272 sq ft available**

**QUALITY AIR-CONDITIONED OFFICES TO LET**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**Location:**

Barley Mow is located off the Chiswick High Road (A315) close to all the amenities of Chiswick. The property is within easy walk of both Turnham Green and Chiswick Park underground (district line). Many bus routes pass along the A315, serving the local area. The area is within easy reach of the M4 and Heathrow Airport.

**Description:**

The premises comprise an innovative new working environment which is designed as a hub for entrepreneurs. The office occupiers benefit from the networking and collaboration opportunities within a buzzing community.

The office accommodation available comprises small to mid-sized office suites which can be combined to create larger suites if required. The premises are completed to a high level with WC and Shower facilities as well as stunning communal working and break out space.

**Example available accommodation (additional suites available can be combined to create larger suites if required):**

Suite size	£ PA
281	15,360
402	20,760
334	17,280
951	45,360

**Annual fees are INCLUSIVE of Rent and Service Charge**

**Amenities:**

- Air conditioning cassette units and heating
- Perimeter trunking
- LED lighting
- Shower and bike facilities
- On site café
- Meeting rooms

**Terms / Rent:**

A new full repairing and insuring lease is available for a term to be agreed.

**EPC:**

EPC Rating: TBC

**Legal Costs:**

Each party to bear their own legal costs.

**Anti Money Laundering**

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**For further information please contact:****Michael Rogers LLP – 020 8332 7788**

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Subject to Contract April 2018

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