

**Preliminary Details  
Pier House  
Strand On The Green  
Chiswick  
W4**



**Self-Contained office building  
To Let**

**4,400 sq ft (408.77 sq m) approx.**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ  
**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

**Location**

Pier House is located on the picturesque Strand on the Green on the banks of the River Thames. The property is within a short walk of local amenities in both Kew and Chiswick, as well as popular riverside cafes, restaurants and pubs. Kew Bridge Railway Station is within close walking distance and provides quick and regular access to London Waterloo. In addition, Kew Gardens and Gunnersbury Stations allow access to the Underground network via the District Line. The property is also conveniently located close to the M4/A4 via Chiswick Roundabout and the M3 is accessible via the A307, providing easy access to Heathrow and back to the West End.

**Description**

The property comprises a self-contained building originally constructed around 1860 as a factory. The property has just undergone an extensive refurbishment to a grade A specification.



The available accommodation comprises: -

| Floor  | SQFT  | SQM    |
|--------|-------|--------|
| Ground | 2,200 | 204.38 |
| First  | 2,200 | 204.38 |
| Total  | 4,400 | 408.76 |

**Amenities**

- Bike racks
- Air-conditioning
- Male & female WCs
- Raised access floor system
- Disabled WCs & Shower facilities

**Terms**

By way of a new effective full repairing and insuring lease for a term by arrangement.

**Rent**

Upon application

**Business Rates**

Upon application. You are advised to make your own enquiries with the Valuation Office Agency.

**Service Charge**

To be advised.

**Legal Costs**

Each party to cover their own legal costs.

**ANTI MONEY LAUNDERING**

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## **Viewings**

For further information please contact the joint agents:

### **Michael Rogers**

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### **Frost Meadowcroft**

020 8748 1200

Justin Clack: [jclack@frostmeadowcroft.com](mailto:jclack@frostmeadowcroft.com)

Subject to Contract February 2021

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