

Michael Rogers LLP Chartered Surveyors Commercial Property Advisers

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

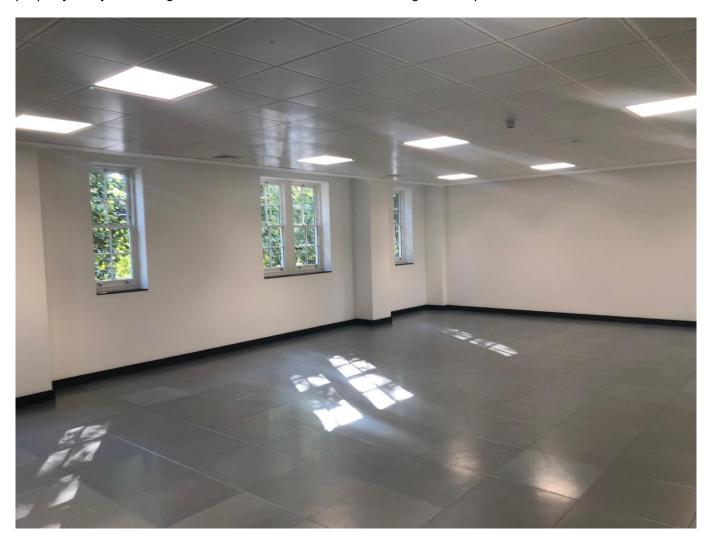
Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ www.michaelrogers.co.uk

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:

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Subject to Contract February 2021

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