

**TO LET – GROUND FLOOR CHARACTER OFFICE /
STUDIO SPACE WITH CAR PARKING**



G5 Grove Park Studios

**188-192 Sutton Court Road,
Chiswick, W4 3HR**

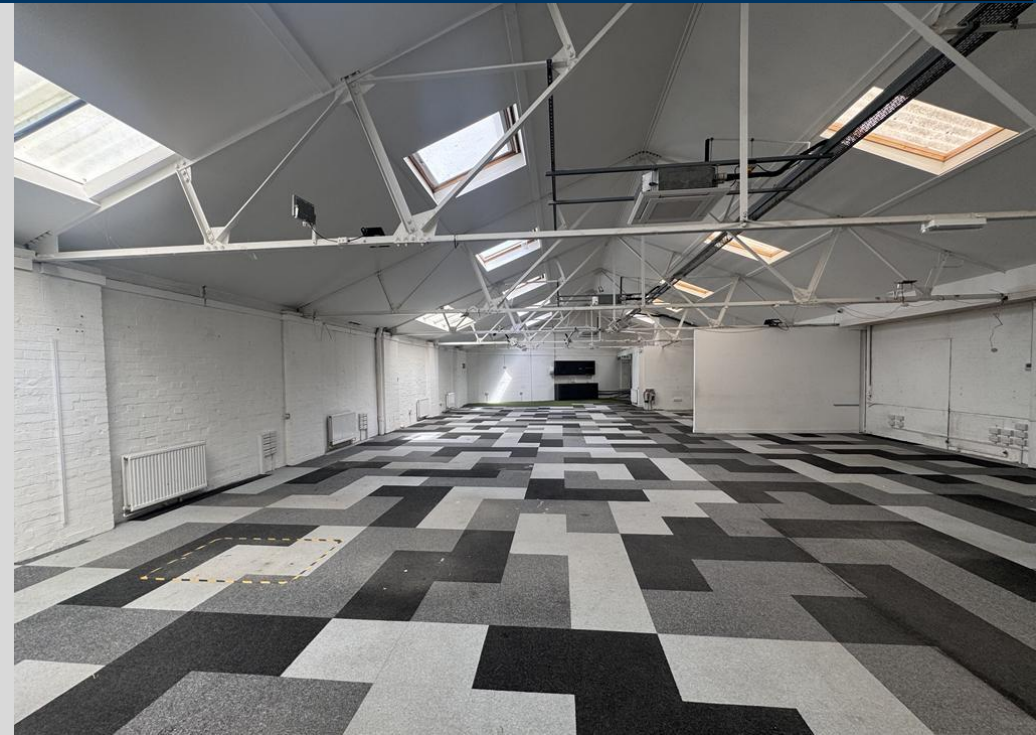
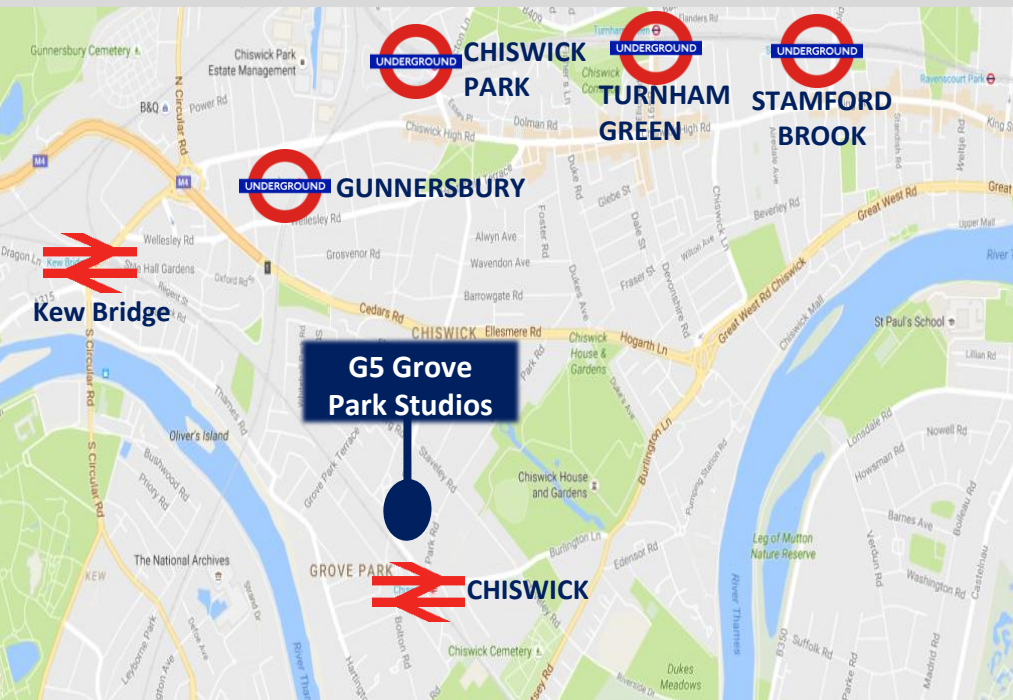
**3,359 SQ. FT.
(312 SQ. M.)**

Grove Park Studios, 188-192, Sutton Court Road, Chiswick, W4 3HR

Location

Grove Park Studios is located on Sutton Court Road, south of Chiswick High Road in the area known as Grove Park, approximately 4 miles to the west of Central London and around a 15 minute drive to Heathrow Airport. There are excellent road communications via the nearby A4/M4, as well as Chiswick Roundabout which provides access to the North and South Circular (A406 and A205 respectively) which provide access to the wider motorway network.

Chiswick Rail Station is less than a minute's walk from the property, and the underground network is also within a short distance at Gunnersbury, Chiswick Park and Turnham Green. The E3 bus leaves from outside the property, providing a regular and fast service to Turnham Green Tube Station.



Chiswick (British Mainline)	0.1 miles
Gunnersbury (District Line)	0.9 miles
Chiswick Park (District)	1.0 miles
Turnham Green (District/ Piccadilly Line)	1.3 miles



North Circular – Chiswick	1.4 miles
A4/M4 - Chiswick	0.4 miles
Heathrow Airport	10.4 miles
M25- Heathrow (J5)	11.9 miles

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The Property

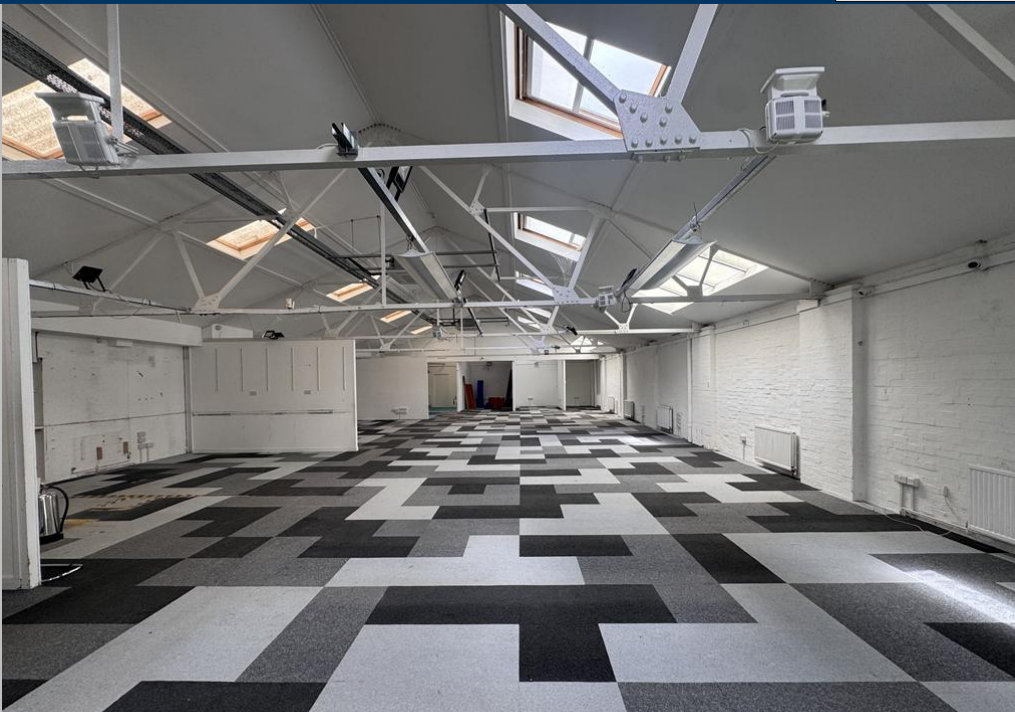
Grove Park Studios forms a group of self-contained office/ studio premises surrounding a central courtyard area.

The subject property comprises of a ground floor commercial unit which has been fitted to provide an open plan office/ studio space under a pitched roof with carpeting throughout with suspended floor, air conditioning kitchenette and security shutter. Additionally, there are 3 allocated car parking spaces in the courtyard.

Accommodation

The property provides the following approximate accommodation:

G5 Grove Park Studios	Sq. ft.	Sq. m.
Ground Floor	3,359	312



Amenities

The property benefits from the following amenities:

- Air conditioning
- 3 car parking spaces allocated
- Security shutter
- CCTV & alarm system
- Min eaves 2.56m rising to 5.08m
- Suspended floor
- WCs
- Carpeting

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Leasehold

A new FRI lease is available for a term to be agreed.

Rent

£75,000 + VAT per annum exclusive.

Business Rates

According to the Valuation Office Agency, the rateable value of the property is £101,000.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority, before acting upon this information.

Maintenance Charge

N/A

VAT

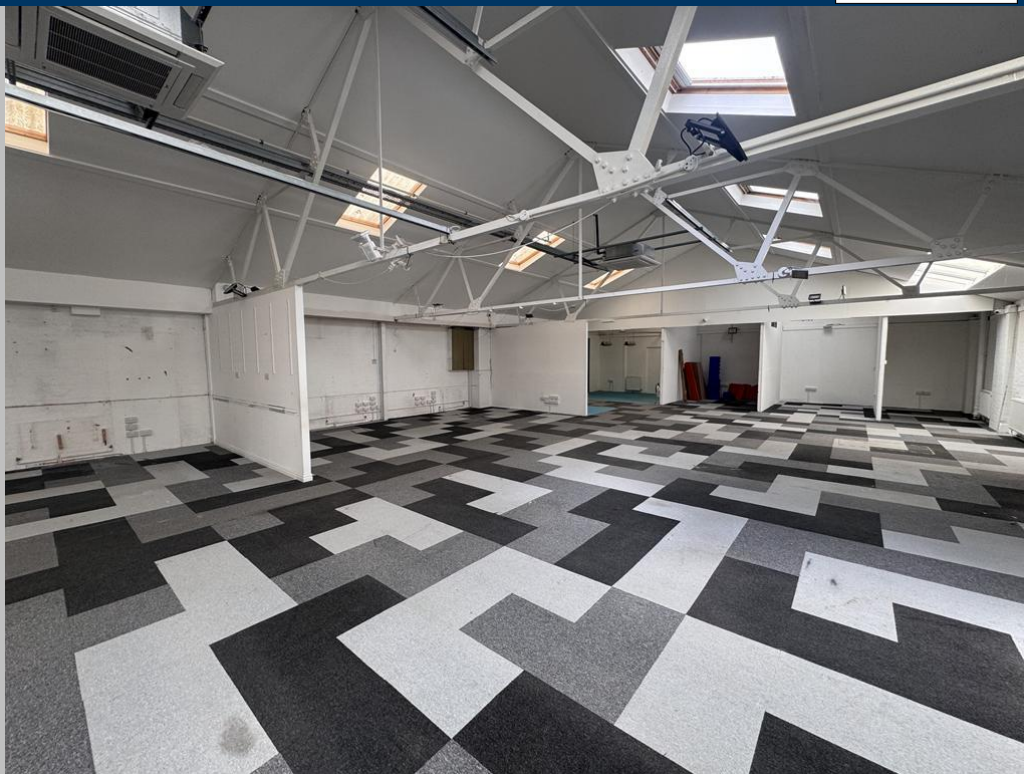
VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

C (56).



Viewing

Strictly through prior arrangement with sole agents Vokins.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. June 2026.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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