

TO LET



Red line for indicative purposes only

Unit 4 Bell Industrial Estate

Cunnington Street, Chiswick, W4 5HB

2,249 SQ. FT.

209.0 SQ M

Location

The Bell Industrial Estate is located on Cunnington Street in Chiswick near Acton Green. The property benefits from good transport links being in close proximity to Chiswick High Road with numerous local bus routes. The A4 Great West Road and A406 North Circular Road provide efficient routes into central London, out towards the M4 and Heathrow Airport.

The nearest tube station is Chiswick Park (District) being 0.2 miles away and other nearby stations include; Turnham Green (District), Gunnersbury (District / Overground), South Acton (Overground) and Acton Town (Piccadilly / District).

TRAVEL DISTANCES

 A4 Great West Road	1.1 miles
 M4 Brentford (Junction 1)	1.8 miles
 Heathrow Airport	10 miles
 Chiswick Park	0.2 miles
 Turnham Green	0.6 miles
 Gunnersbury	0.9 miles





The Property

Unit 4 comprises a self-contained terraced business unit on a gated estate, offering a versatile layout suited to a range of uses.

The ground floor provides storage and office accommodation with the first floor comprising of office /mezzanine space, which is currently fitted out as studio space.

Externally, the unit benefits from dedicated car parking and loading area.

AMENITIES

 2 Car Parking Spaces

 Minimum 2.2m eaves

 Electric loading door

 Partitioned offices

 Fitted kitchenette

 Three-phase power

 Separate pedestrian access

 WCs

ACCOMMODATION

The property comprises the following approximate Gross External Accommodation:

FLOOR	SQ. FT.	SQ. M.
Ground Floor	1,246	115.8
Mezzanine Office	537	49.9
Mezzanine Storage	466	43.3
TOTAL	2,249	209.0



Terms

LEASE	A new FRI lease is available for a term to be agreed. Rent: £45,000 pax. (£20.00 psf.)
BUSINESS RATES	The Rateable Value is £32,000. Transitional adjustments may apply.
EPC	C (73)
VAT	VAT is applicable.
SERVICE CHARGE	Further details available from the agents.
LEGAL COSTS	Each party to bear their own legal costs incurred in the transaction.
VIEWING	Strictly by prior arrangement with sole agents Vokins.



Misrepresentation Act 1967

Every care has been taken in the presentation of these particulars, however, any intending purchaser or 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. September 2026.

Anti Money Laundering Legislation

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