

OFFICE TO LET | 533 SQ FT

261 CHISWICK HIGH ROAD, LONDON, W4 4PU

FIRST FLOOR OFFICE SPACE TO LET IN THE HEART OF CHISWICK HIGH STREET

- Available for immediate occupation
- Located on Chiswick high road with an abundance of local eateries, shops and green spaces
- Ground floor, street level access
- Good transport links via Turnham Green (District and Piccadilly) and Gunnersbury (Mildmay line and District line) which are a short walk away
- Good natural light
- Kitchen and WC
- May suit other E uses including medical, office, beauty (STPP)
- Ideal location for a small business to gain a high street address in one of West London's premier locations



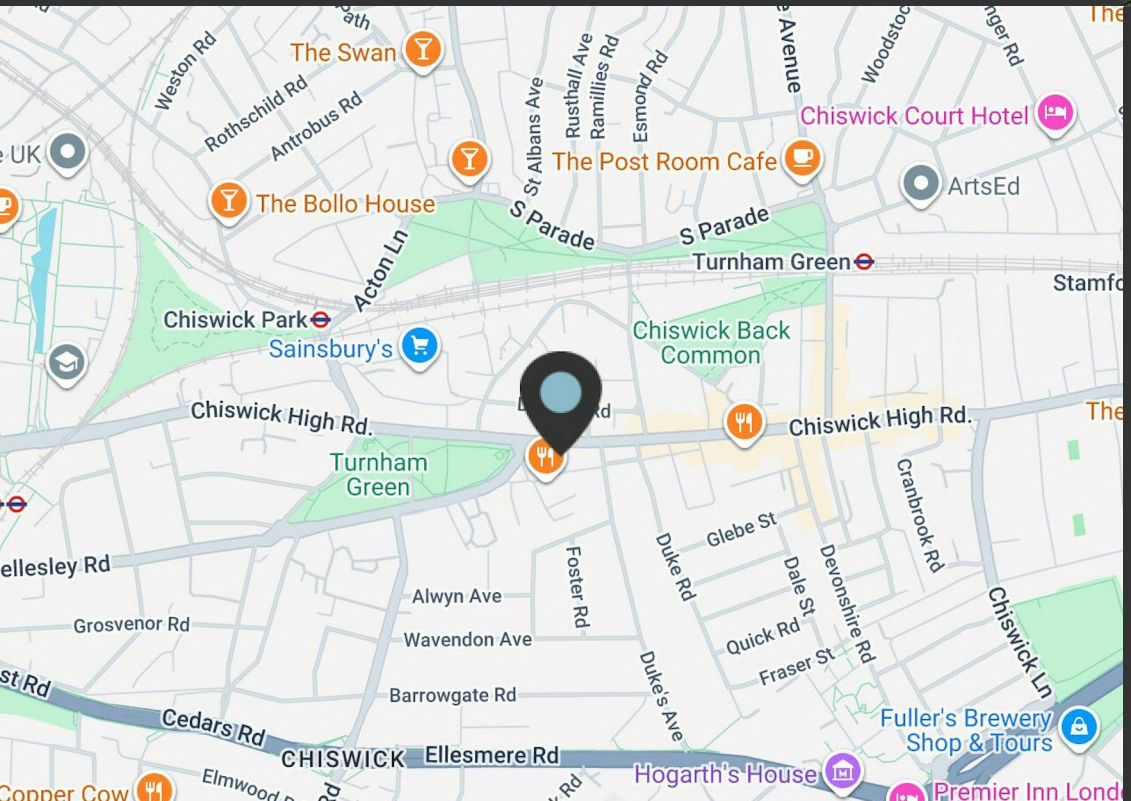
DESCRIPTION

The unit comprises first-floor office accommodation situated above ground-floor commercial premises in the heart of Chiswick. The offices are accessed via a shared entrance serving the upper floor, which also provides access to the residential flats above.

The accommodation is arranged as two well-proportioned office rooms with good natural light, providing flexible workspace suitable for a range of occupiers including professional practices, consultants, and small businesses. The second office leads to a fitted kitchen and WC.

Some businesses might benefit from small business rate relief but are advised to rely on their own enquiries with via the London Borough of Hounslow.





LOCATION

The property enjoys excellent transport connectivity. Turnham Green Underground Station (District Line) is within a short walking distance, providing direct access to Central London, while nearby Gunnersbury Station offers both District Line and London Overground services. The location also benefits from numerous bus routes along Chiswick High Road and convenient road access to the A4/M4, A316, and North Circular, providing efficient connections to Central London, Heathrow Airport, and the wider motorway network.

The space is surrounded by an established mix of national retailers, independent boutiques, cafés, restaurants, and lifestyle operators.




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LANDSCAPES
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MATHNASIUM
The Maths Learning Centre
What is 7% of 250?
What does y=2ˣ look like?
99 + 99 + 99 = ?





AVAILABILITY

Name	sq ft	sq m	Availability
1st - First floor	553	51.38	Available

RENT

£18,000 per annum

RATES & CHARGES

Estate charge: N/A
Rates payable: £4,147.20 per annum

TERMS

New lease direct from the landlord

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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