



# Leysbrook

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## Cunnington Street, London, W4

**Full Repairing & Insuring £2,500 pcm  
Leasehold**

- Long term lease available - terms to be agreed
- Use class orders: B2 - General Industrial Use for the use of carrying on an industrial process other than one falling within class B1
- The internal space can be re-configured according to a tenants requirements at their cost and subject to appropriate plans.
- Approx 1,300 sq ft (121 sq. m) - ground floor and first floor mezzanine
- Security gated access to the development
- Two allocated parking spaces to the front of the forecourt
- Walk-in freezer and fridge units in situ, can be removed





**Bell Industrial Estate** is a lively and bustling light industrial estate of 8 similar units in heart of Chiswick - a leafy, affluent area set above a looping section of the Thames. Chiswick is a riverside village turned desirable suburb, where attractive period properties and generous green space line up alongside a vibrant mix of shops and restaurants to lure residents in for the long term.

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Great road and rail connections - the A4 passes through Chiswick and the M4 motorway begins there, providing a direct link to Heathrow taking around 20 minutes. Trains and tube lines run into Waterloo, Victoria and Kings Cross.



**Costs:** Each party is to be responsible for their own legal and other associated costs.

**RATEABLE VALUE** - Please see the Valuation Office Agency website. Indicated rateable value £15,250 (approx rates payable £7,500 pa)

**ENERGY PERFORMANCE CERTIFICATE** Category D (90)

**AVAILABILITY** - NOW

#### APPROX (GROSS INTERNAL) FLOOR AREAS

Ground floor 1,120 sq ft

First floor 186 sq ft

Total 1,306 sq ft

**INSPECTION** - By prior appointment through Leysbrook on 01462 419329

The particulars contained within this advert are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

#### | TERMS

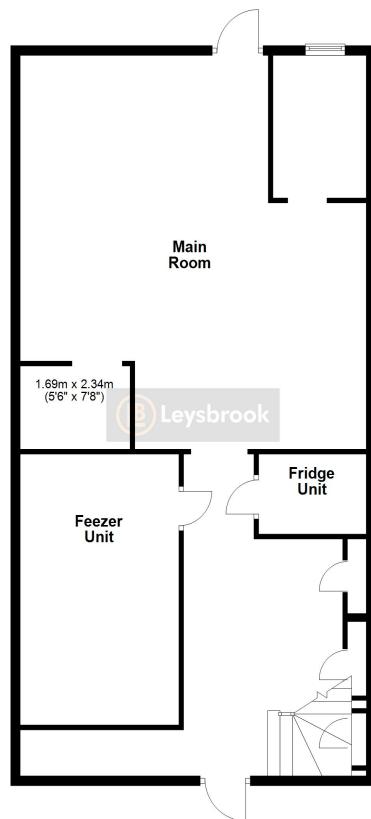
To let on a new lease for a term to be agreed at a rental of £30,000 per annum - paid quarterly with six months rent deposit.

Full repairing and insuring lease

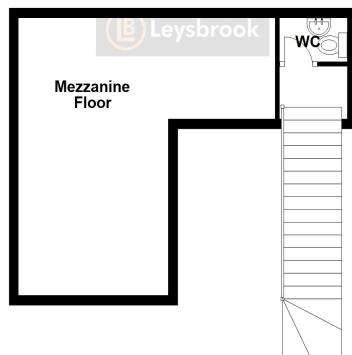
Light Industrial Unit with general B2 Business Class use | Approx. 1,300 sq. ft | Unit can be configured to suit new tenants business | Two allocated parking spaces | Electric security gate to entrance | Lock up unit |



**Ground Floor**  
Approx. 107.5 sq. metres (1157.0 sq. feet)



**First Floor**  
Approx. 25.7 sq. metres (276.4 sq. feet)



Total area: approx. 133.2 sq. metres (1433.4 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.