

**Merlin House
Belmont Terrace,
Chiswick, W4 5UG**

TO LET

3,239ft² / 300m²

2nd Floor office with 3 car parking spaces



LOCATION:

The subject property is situated 2 minutes walk from Chiswick High Road with its excellent shops, restaurants and cafes. Turnham Green and Stamford Brook (District Line) Underground stations are within 5 minutes walk. Access to the A4, A406 North Circular and the M4 for Heathrow Airport is approximately 1 mile.

DESCRIPTION:

The property comprises the 2nd floor of this modern brick-clad office building which is in good decorative order.

AMENITIES:

- * Good natural light
- * Full access raised floors
- * VRV Air Conditioning
- * Passenger Lift
- * Disabled WC's and shower / WC's on each floor
- * Video entry phone
- * 3 parking spaces in private car park

FLOOR AREA: Second Floor: 3,239ft² (300m²)

LEASE: The property is available on a new sub lease to be agreed.

RENT: £60,000 pa (£18.52 per sq ft approximately)

SERVICE CHARGE: £6.00 per sq ft approximately

RATES: £6.30 per sq ft (payable approximately 20010/11)

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