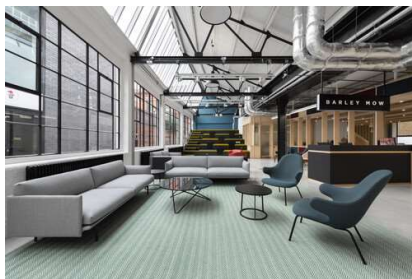


OFFICE TO LET



Barley Mow, Chiswick, W4 4PH

£ 30,600 Per Annum

 Chiswick

 Office

 BM2.09

## Highlight Features

- ✓ 24 Hour Access
- ✓ Available Now
- ✓ Cafe
- ✓ Close to Tube Station
- ✓ Cycle Racks
- ✓ Disabled Access
- ✓ Flexible Terms
- ✓ Great Transport Links
- ✓ Service Charge, Electricity & Wi-Fi Inc

## Description

Barley Mow is a vibrant business hub of innovation and creativity set within a stunning red brick Victorian building. Offering office and studio spaces, whether you're looking for exposed brick feature walls or a mezzanine, these studios are a blank canvas to make your own. There is also access to a range of high-spec and bookable meeting rooms. Excellent transport links to central London, Heathrow and the M4 make these offices easy to get to for your morning commute and client meetings.

### **Location:**

The building is conveniently located just off Chiswick High Road, W4 on Barley Mow Passage. Chiswick Park and Turnham Green underground stations are within 10-minute walk and provide quick access into central London, Ealing Broadway and Richmond. Chiswick is a well sought-after location in West London and has 4 underground stations, mainline and various bus routes as well as whole array of shops, bars and restaurants. River Thames is within 15-minute walk.

### **Accommodation:**

Second floor office: 56 sq m / 601 sq ft.

### **Terms:**

Available now for a term to be negotiated at an annual rent of £30,600 + Vat (£2,550 per

month + Vat). Service charges, electricity and Wi-Fi are included in the rent.

#### **Business Rates:**

Applicants are advised to make their own enquiries with London Borough of Hounslow Council.

#### **EPC:**

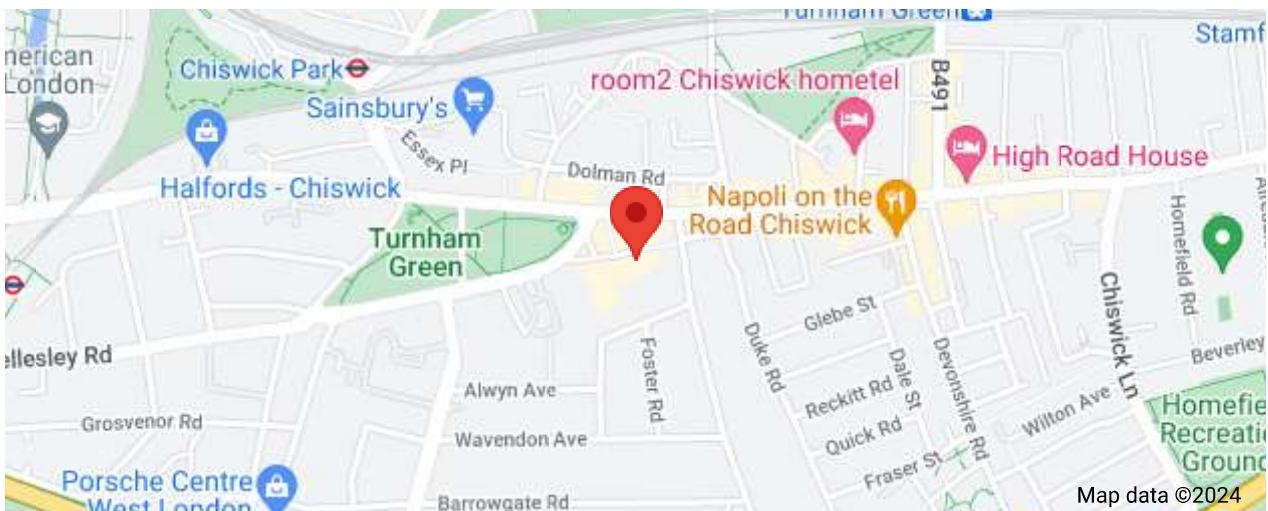
Energy performance certificate is available upon request.

#### **Viewings:**

Strictly by an appointment via Kingworths.

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## Map



## Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: [info@kingworths.com](mailto:info@kingworths.com)