

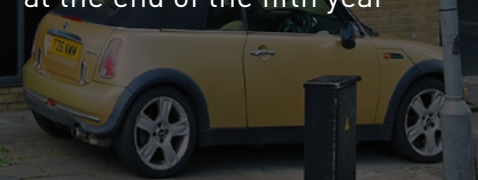


REVISED TERMS
**NOW
PRE-LET**

OLD TIMBER COURT ACTON LANE CHISWICK LONDON W4 5JQ

**FREEHOLD
OFFICE AND
RESIDENTIAL
INVESTMENT**
WITH CONSENT FOR
FURTHER DEVELOPMENT

Part pre-Let to a Top 75
Law Firm for 10 years with
an indexation rent review
at the end of the fifth year



OLD TIMBER
COURT
ACTON LANE
CHISWICK
LONDON W4 5JQ



OLD TIMBER COURT WAS
CONSTRUCTED IN 2012
AND COMPRISES SEVEN
RESIDENTIAL UNITS OVER
THE UPPER FLOORS AND
TWO OFFICE SUITES ON
THE GROUND FLOOR



Planning Consent has been granted to extend
Flat 7 upwards and construct a new 3 bedroom
flat with terrace on the existing roof.
Further details overleaf.

OLD TIMBER COURT ACTON LANE CHISWICK LONDON W4 5JQ



Roof Top Video

[\[CLICK HERE \]](#)

TENANCIES

THE OFFICES

The Offices will be let to Taylor Rose (t/a MW Solicitors) on a new 10-year lease will be granted from the day of completion with a 5-year rent review based upon RPI with a cap and collar (1-3%) at an initial rent of £79,500 per annum exclusive.

Taylor Rose TTKW Limited following its acquisition of McMillan Williams Solicitors Limited is now a top 75 law firm. The combined firm now represents revenues of over £45 million with 32 offices nationwide covering Cumbria to Sussex with headquarters in Peterborough and London. They specialise in a range of services to both personal and business customers alike and amongst the top conveyancing firms in the country.

The Ground Floor offices comprise the following:

North Suite	724 sq ft	67.3 sq m
South Suite	592 sq ft	55.0 sq m
Total	1,316 sq ft	122.3 sq m

[\[CLICK FOR GROUND FLOOR PLAN \]](#)

THE FLATS

The flats have been sold off on long leases each for a term of 125 years from 1st January 2012 and these, together with the two produce annual Ground Rents totalling £2,250 per annum. [\[CLICK FOR EXISTING FLOOR PLANS \]](#)

Flat 7 (existing) 65.78 sq m / 708 sq ft [\[CLICK FOR PLANS \]](#)

A two-bedroom maisonette with independent access and consent to extend is owned by the vendor and offered with vacant possession. With the benefit of its own self-contained ground floor entrance, and comprising 2 bedrooms, kitchen/diner, lounge, bathroom and roof terrace.

PLANNING

The property benefits from planning permission for the construction of a third floor extension to Flat 7, and the creation of new self-contained penthouse apartment. Both flats will benefit from a roof terrace.

[\[CLICK FOR ELEVATIONS \]](#)

Flat 7 (proposed) 101.00 sq m / 1,087 sq ft [\[CLICK FOR PLANS \]](#)

With the benefit of its own self-contained ground floor entrance, and comprising 3 bedrooms, kitchen/diner, lounge, bathroom and roof terrace.

New Flat (proposed penthouse) 99.00 sq m / 1,066 sq ft [\[CLICK FOR PLANS \]](#)

Comprising 3 bedrooms, kitchen/diner/lounge, bathroom and roof terrace.



**PROPERTIES ALSO AVAILABLE
FROM THE SAME PORTFOLIO**

[CLICK IMAGE
FOR DETAILS
ON THESE
PROPERTIES](#)



THE PROPERTY IS ON THE WEST SIDE OF ACTON LANE WITHIN A FEW MINUTES WALK OF CHISWICK PARK UNDERGROUND STATION



The building is located on the west side of Acton Lane just off Chiswick High Road and close to Chiswick Park (District Line) Underground Station. There is easy access to the M4 for a direct connection to Heathrow and the M25. The area is well served by a range of retail opportunities with a large Sainsbury's supermarket almost opposite and many more shops, pubs and restaurants nearby.

PRICE - Offers in excess of **£1.75 million.**

Consideration will be given to a separate disposal of Flat 7 on a long leasehold basis.

Viewing by arrangement with the joint sole agents

TENURE

Freehold.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VAT

The property is not VAT registered.

EPC

Available upon request.

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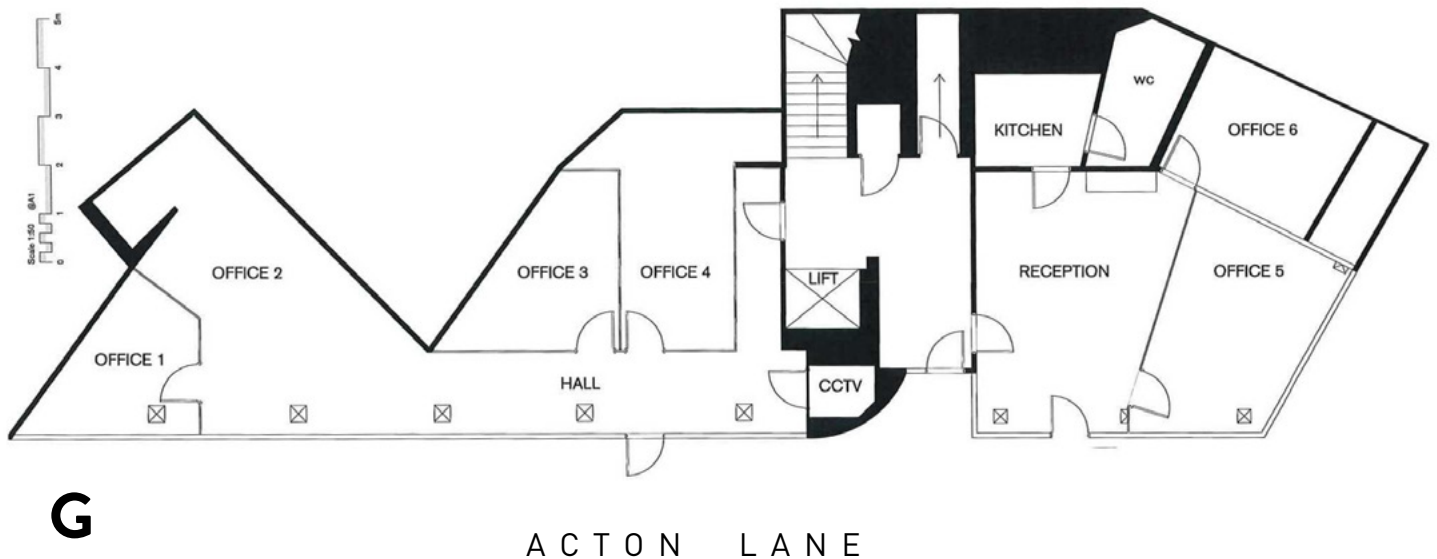
GW
GLINSMAN WELLER
020 7495 2728
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M: 07966 145 256
richard@glinsmanweller.co.uk

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information supplied by others. You should verify these particulars on your visit to the property and these particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error on these particulars or any other information given. All costs plus VAT where applicable. Subject to Contract. September 2020.

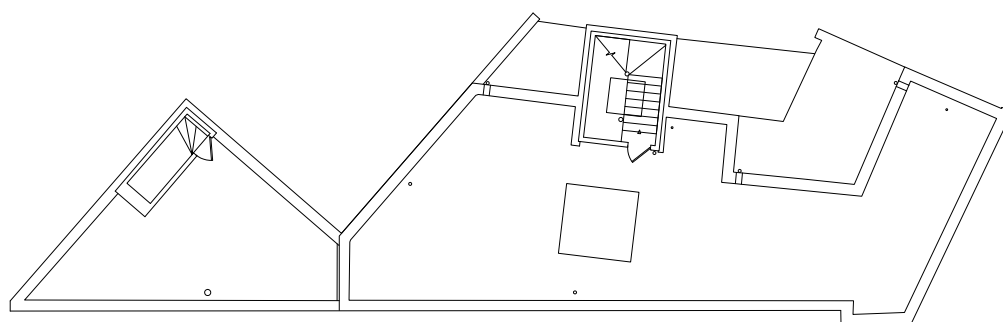
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EXISTING GROUND FLOOR OFFICE PLANS

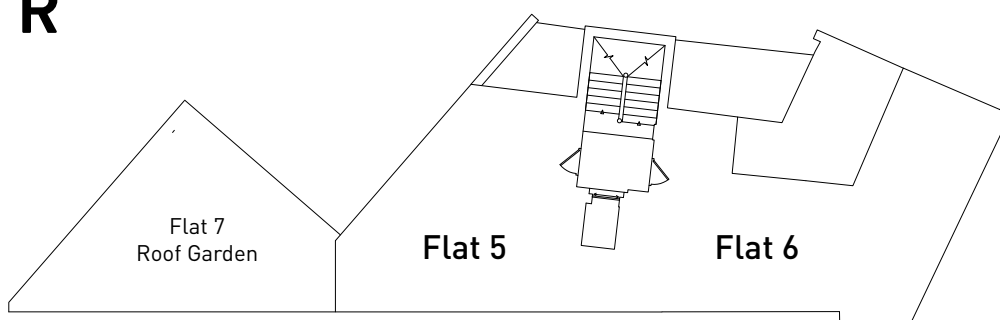


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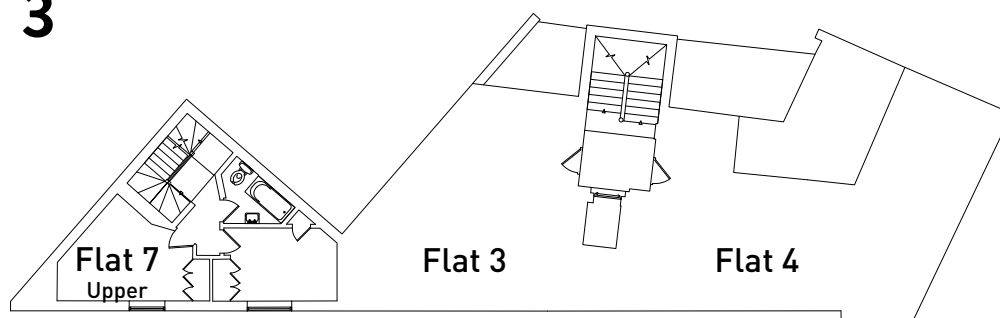
EXISTING UPPER FLOOR PLANS



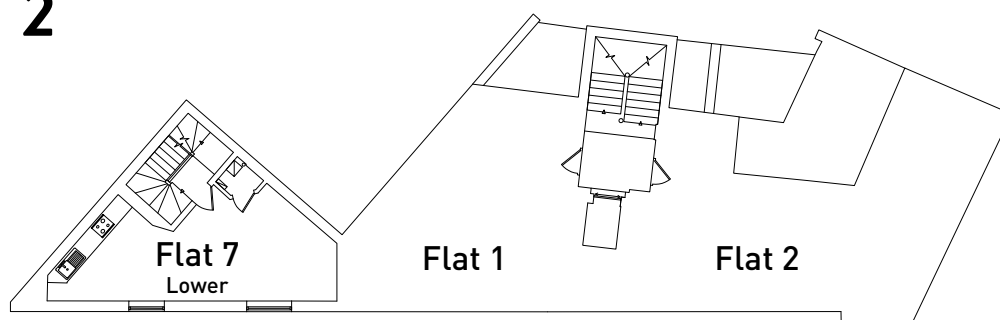
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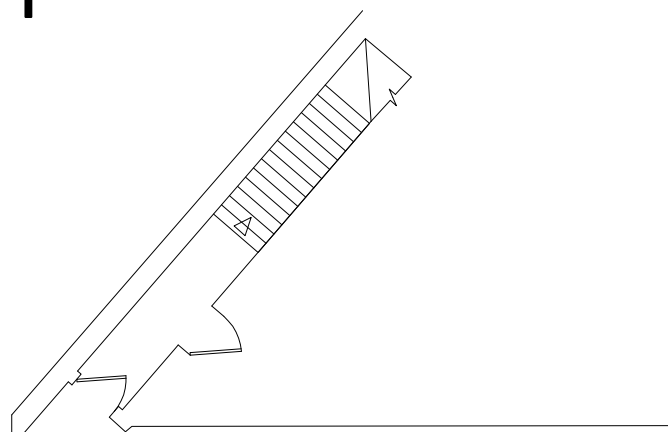
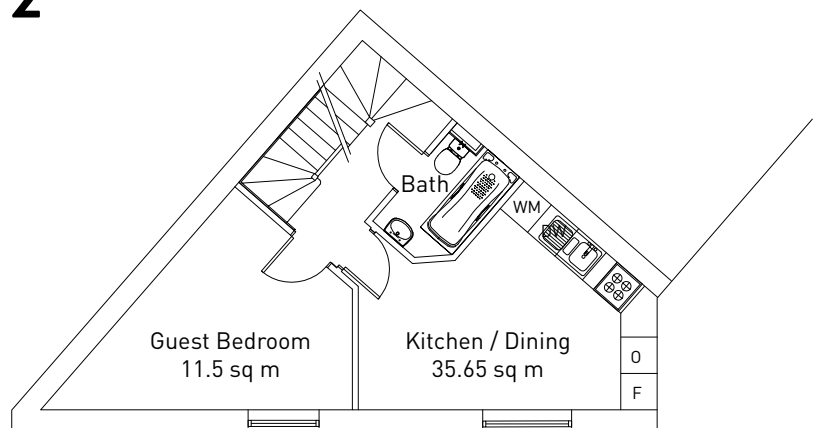
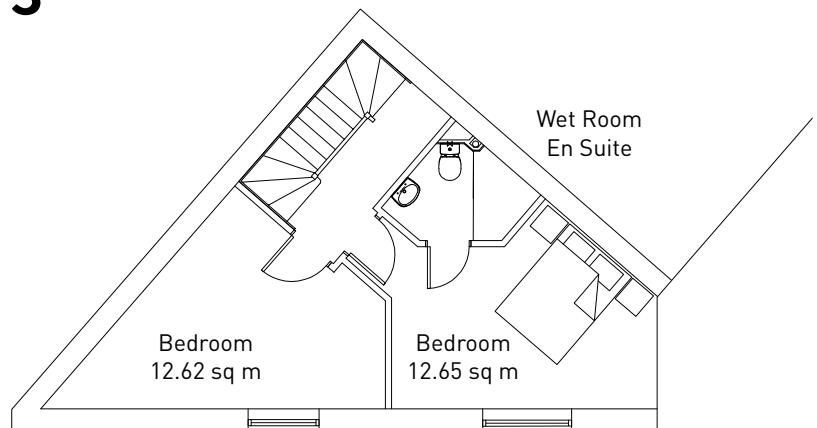
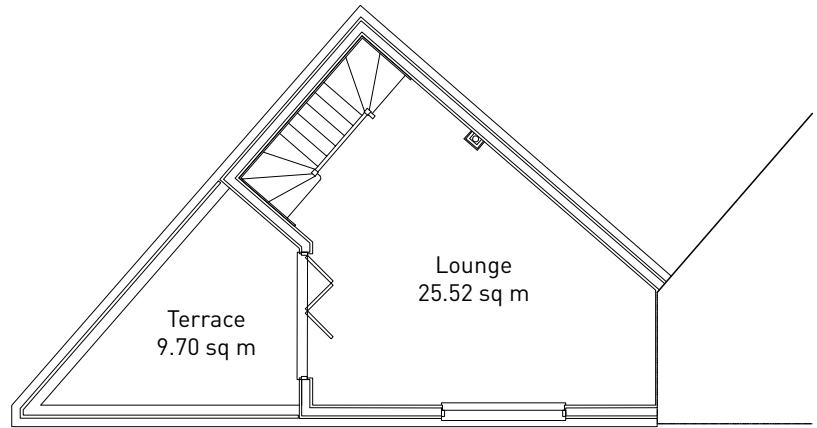
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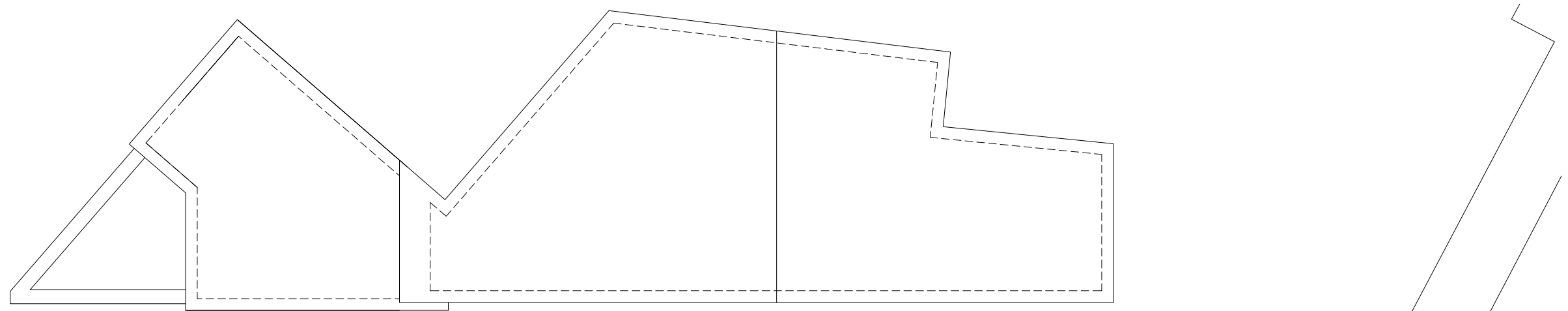
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PROPOSED
REBURBISHMENT
PLANS
-
FLAT 7

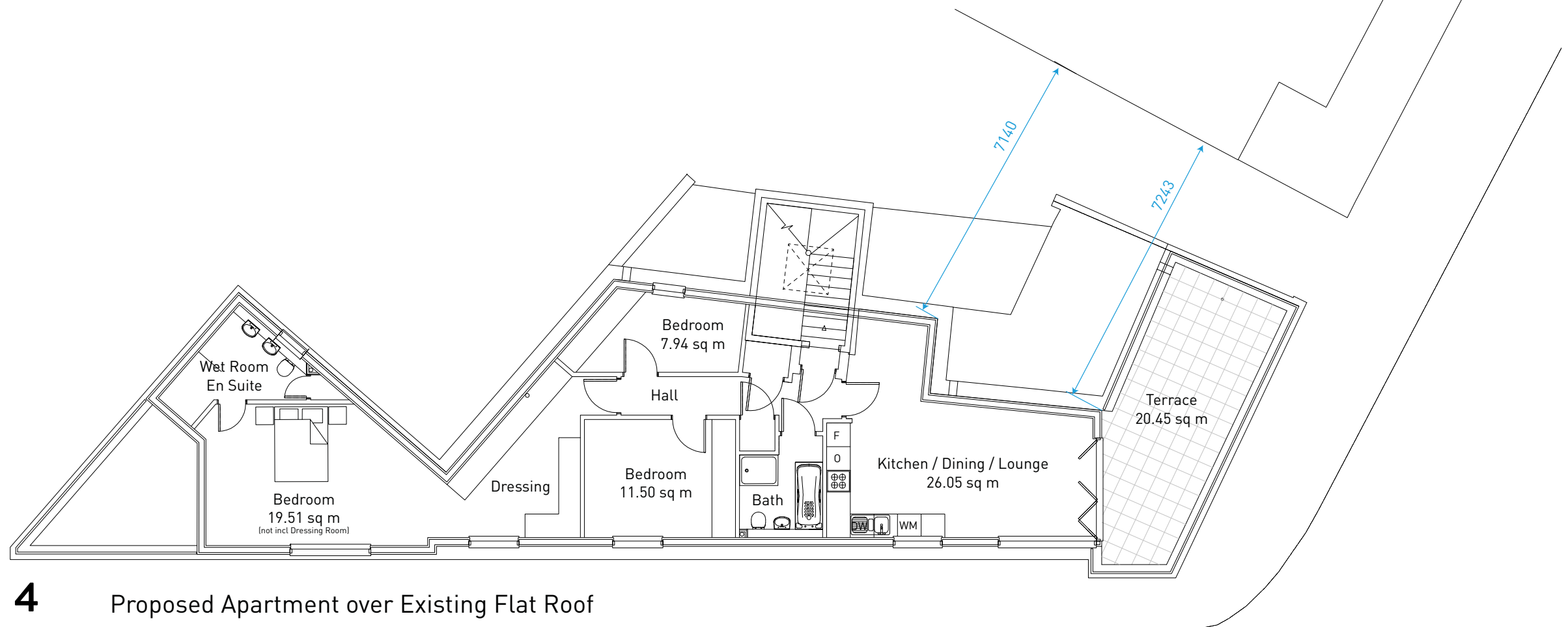


ACTON LANE

PROPOSED NEW FLAT ON MAIN FLAT ROOF



R Proposed New Roof Plan



4 Proposed Apartment over Existing Flat Roof

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PROPOSED BUILDING ELEVATIONS



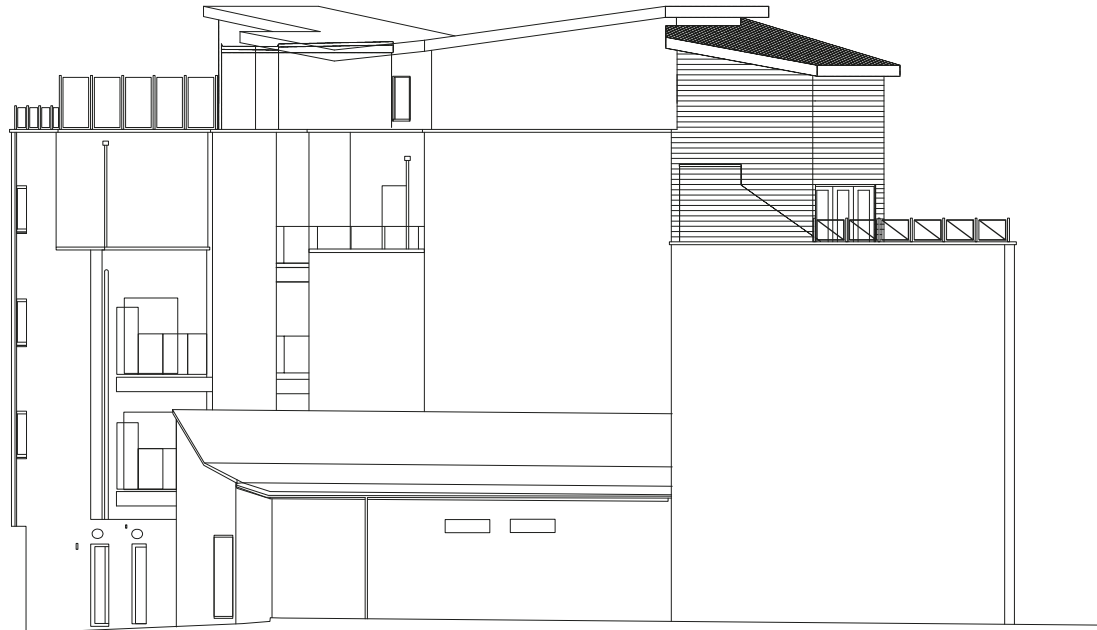
Proposed North West Elevation to Acton Lane



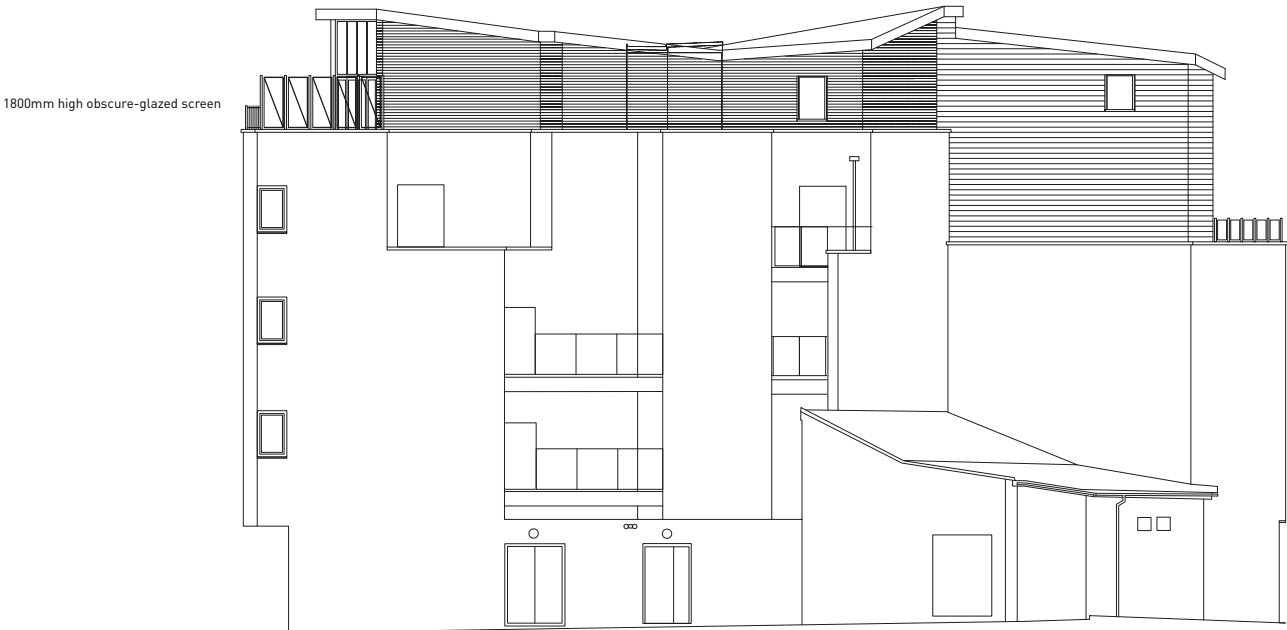
Proposed North East Elevation to Chiswick Road



Proposed North Elevation to Chiswick Road



Proposed South West Elevation



Proposed South East Elevation