

**TO LET – FLEXIBLE OFFICE SUITES AVAILABLE
LOCATED IN THE HEART OF LEAFY CHISWICK**



BARLEY MOW

Barley Mow Centre

10 Barley Mow Passage, Chiswick, W4 4PH

**100 – 5,400 sq. ft.
(10 – 501.7 SQ M.)**

Barley Mow Centre, 10 Barley Mow Passage, Chiswick, W4 4PH

Location

Barley Mow Centre is located on the South side behind Chiswick High Road (A315). The properties are approximately 7 miles from Central London and 7.7 miles from Heathrow Airport.

Chiswick High Road connects directly to the Chiswick roundabout, which adjoins with the North and South Circulars (A205) and provides good access to the A4 and M4 motorway.

Turnham Green Station is within a short walk of the property, providing both London underground services (District Line).

Chiswick Park station (District Line) is also within walking distance.



- A4 – Great West Road 1.8 miles
- North Circular – Chiswick 1 mile
- M4 – Junction 2 1 mile
- Heathrow Airport 7.7 miles



- Chiswick Park (District Line) 0.4 miles
- Turnham Green (District Line) 0.6 miles
- South Acton (Overground) 0.8 miles
- Acton Town (District/Piccadilly Line) 1.2 miles

The Property

For nearly 30 years, the Barley Mow Centre, nestled in the heart of leafy Chiswick, has provided a home for many businesses to flourish. The former Sanderson Wallpaper factory has been transformed to provide a diverse range of spaces for growing companies.

Brimming with history and charm, the Barley Mow Centre offers a stunning reception area, multiple breakout spaces, and a range of meeting rooms, perfect for casual meetings, networking, greeting clients, hosting events and team catch-ups.

A stone's throw from the multitude of cafés, bars and restaurants on Chiswick High Road, Barley Mow Centre also benefits from excellent transport links to central London, Heathrow and the M4; perfectly situated for both work and play.



Amenities

- CCTV
- Meeting Rooms
- Showers
- Recycling Facilities
- Wi-Fi
- 24 Hour Access and Security
- Café
- Cycle Racks
- Disabled Access
- Centre Manager

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Terms

Office suites are available on a part inclusive basis - availability and further details available from the agents.

Rent

Rent on application.

Rates

All applicants must make their own enquiries through the London Borough of Hounslow billing authority.

VAT

VAT may be applicable.

EPC

Rating: A (17)



Viewing

Through prior arrangement with agent Vokins.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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