

BUILDING 4  
**CHISWICK PARK**

566 Chiswick High Road London W4 5YE

**4,750 sq ft**  
GROUND FLOOR OFFICE





## LOCATION

Chiswick Park is strategically located half a mile from the A4 Chiswick Roundabout just off the A315 Chiswick High Road providing fast access to the M4 and M25. The A4/M4 is less than half a mile from the Park for access to the West End, Heathrow and the West. Central London is 6 miles away and Heathrow Airport only 8 miles.



## TRANSPORT LINKS

### GUNNERSBURY STATION

Underground (District Line) & Overground  
Is a 5 minutes' walk.

### CHISWICK PARK STATION

Underground (District Line)  
Is a 10 minute walk  
via Chiswick Park Footbridge

### KEW BRIDGE STATION

Overground trains to Waterloo  
Is approximately 17 minutes walk along the  
High Road Via Chiswick roundabout.

## TRAVEL TIMES

From Gunnersbury you can get directly to:

Richmond.....	6 minutes
Ealing Broadway.....	7 minutes
London Victoria .....	22 minutes
Green Park .....	24 minutes
Heathrow Terminals 1-3 .....	37 minutes

Source Transport for London

## LOCAL

### 1. Chiswick Business Park Occupiers Include:

- Avon
- CBS News
- Danone
- Swarovski
- Starbucks
- PepsiCo
- Paramount Pictures International

- |                            |                           |
|----------------------------|---------------------------|
| 2. La Trompette Restaurant | 6. Marks & Spencers Food  |
| 3. High Road House         | 7. Waitrose               |
| 4. Space NK                | 8. Sainsbury's Superstore |
| 5. Côte Brasserie          |                           |



## THE OFFICE



## SPECIFICATION

- Under floor air conditioning
- Suspended ceilings
- Kitchen
- 7 x meeting rooms/private offices
- Integral recessed lighting
- 3 x 16 person passenger lifts
- 3m floor to ceiling height
- Full access raised floor
- Parking spaces







## THE OFFICE

### Availability

4,750 sq ft (441.3 sq m) ground floor

### Terms

Sublet or assignment up to October 2024  
or a new lease direct with the landlord.

### EPC

Rated C

### Rent

£53.50 per sq ft

### Business Rates

£22.63 per sq ft approx. (2023/24)

To be confirmed via local authority.

### Service Charge

Approximately £8.80 per sq ft  
(including Building and Estate Charge.



**Misrepresentation Act 1967:** These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure April 2023

## ABOUT

The offices are part ground floor of Building 4 set in the attractive grounds of Chiswick Park. 4,750 sq ft (net internal area) of 'Grade A', mostly open plan office space but with the benefit of a fit out including kitchen, boardrooms, private offices and carpeting.

## CONTACT

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