

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

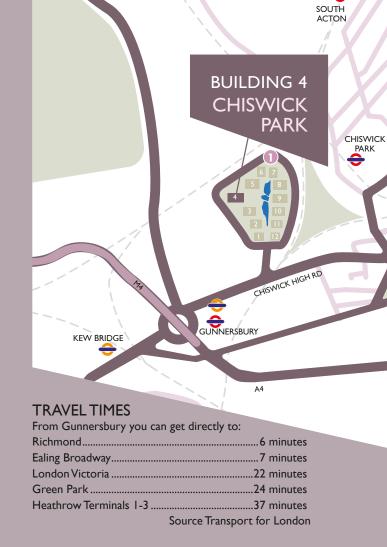
via Chiswick Park Footbridge

KEW BRIDGE STATION

Overground trains to Waterloo

Is approximately 17 minutes walk along the

High Road Via Chiswick roundabout.



LOCAL

GREAT WEST ROAD

I. Chiswick Business Park Occupiers Include:

Avon

· Starbucks

CBS News

PepsiCo

Danone

Paramount Pictures

Swarovski

CHISWICK HIGH RD

International

2. La Trompette Restaurant

3. High Road House

4. Space NK

5. Côte Brasserie

6. Marks & Spencers Food

URNHAM

GREEN

STAMFORD

BROOK

7. Waitrose

8 Sainsbury's Superstore







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 floorl

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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