

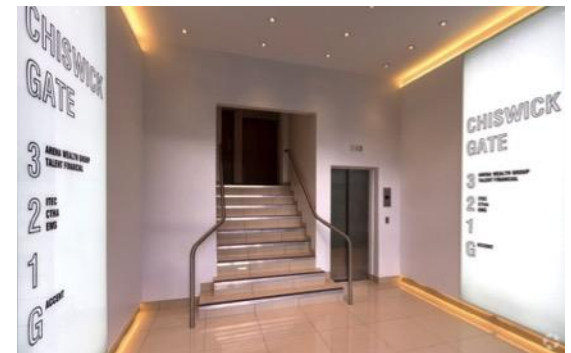


TO LET

Recently refurbished offices
1,500 – 8,503 sq ft



Chiswick Tower and Gunnersbury station



CHISWICK GATE

598 – 608 Chiswick High Road W4 5RT

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LOCATION:

Chiswick Gate is prominently positioned to the north of Chiswick High Road (A315), opposite Gunnersbury main-line and underground station. The property is approximately 250 m from the Chiswick roundabout (Junction 1 of the M4), providing easy access to both Central London, Heathrow Airport and beyond. It is also located less than 100 m from the award winning Chiswick Park office development.

DESCRIPTION:

The available accommodation is located on the part ground, 1st and 2nd floor, having a total net internal floor area of 8,503 sq ft. The first floor was completely refurbished approximately two years ago, and is currently fitted-out to provide a mixture of open-plan and individual offices/meeting rooms. The ground floor is to be refurbished to provide open-plan offices.

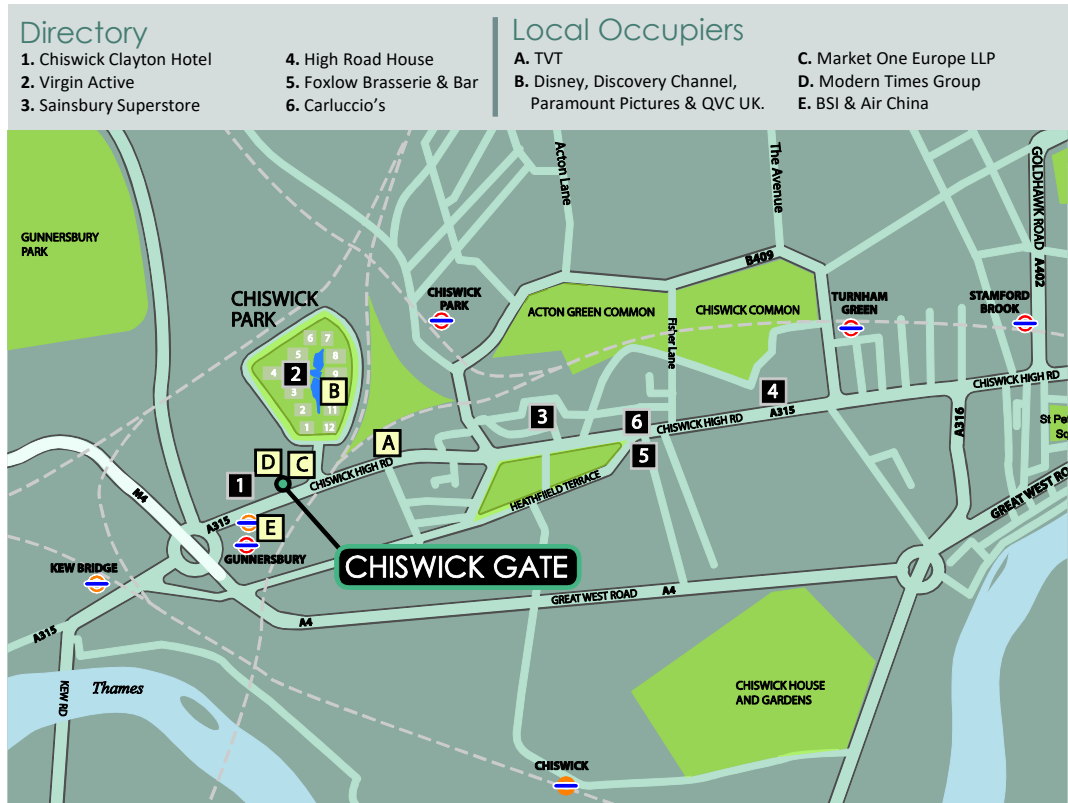
AMENITIES:

- Air conditioned
- Excellent natural light
- Secure underground car park
- Raised floors
- Recently refurbished
- 24 hour access
- Passenger lift
- Kitchen installed

ACCOMODATION:

FLOOR	SIZE SQ FT	SIZE SQ M
Second Floor	3,463 sq ft	321.7 sq m
First Floor	3,540 sq ft	328.9 sq m
Ground Floor	1,500 sq ft	139.3 sq m
TOTAL	8,503 sq ft	789.9 sq m

RENT: £29.50 per sq ft
 TERMS: Available on a new lease on terms to be agreed.
 SERVICE CHARGE: £10.63 per sq ft
 RATES: £13.75 per sq ft (2020/21) approx. to be confirmed with local authority.
 EPC: Rated D - 99



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FOR FURTHER INFORMATION PLEASE CONTACT JOINT SOLE AGENTS

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