



frost
meadowcroft

350 CHISWICK HIGH ROAD, 350 CHISWICK HIGH ROAD, CHISWICK, W4 5TA
1,360 SQ FT (126.35 SQ M)

LOCATION

Nestled in west London, Chiswick blends village charm with city convenience. This sought-after suburb is known for its leafy streets, elegant homes, and vibrant community atmosphere. With a wealth of green spaces, including the scenic Chiswick House & Gardens, and a thriving high street lined with boutiques, cafés, and restaurants, it's easy to see why Chiswick is a favourite among professionals and families alike.

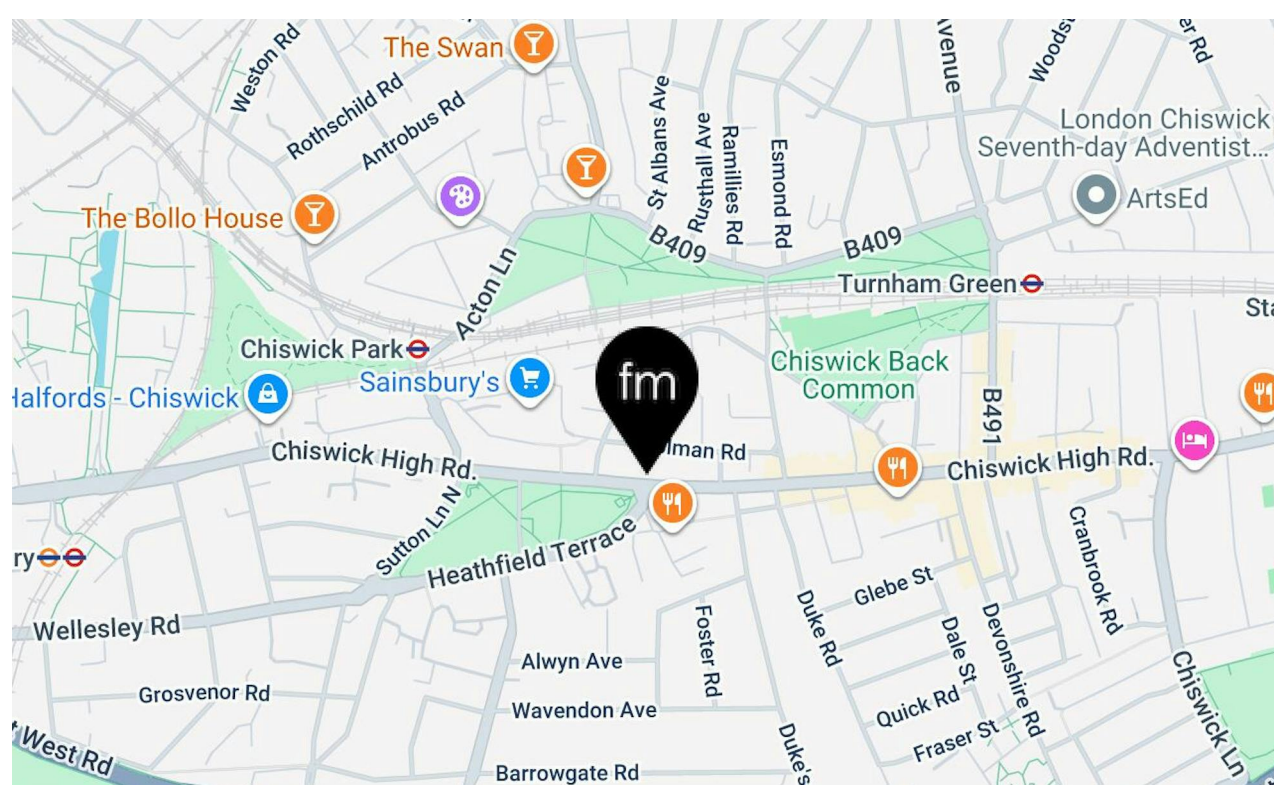
Commuters benefit from superb transport links: the A4/Great West Road provides direct access to Central London and the M4 motorway, just minutes away, connects swiftly to Heathrow Airport and destinations further west. Public transport is equally convenient, with Chiswick mainline station offering regular services to London Waterloo. Nearby Underground and Overground stations including Gunnersbury, Chiswick Park, Turnham Green, and Stamford Brook ensure seamless travel across the capital. Numerous bus routes also serve the area, adding to its accessibility.

Heathrow Airport is just 9 miles (14 km) away, while Gatwick is within easy reach at 35 miles (56 km) to the south.

DESCRIPTION

Positioned above a prominent retail frontage on bustling Chiswick High Road, this self-contained first floor office offers approximately 1,360 sq ft of bright, open-plan workspace. The space will be available with vacant possession from late 2025, presenting an excellent opportunity for businesses seeking a well-connected and prestigious West London address.

The office benefits from excellent natural light, a practical layout suitable for a range of configurations, and direct access from the High Road.



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AVAILABILITY

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,360	126.35	Available
Total	1,360	126.35	



RENT

£32.50 per sq ft (£44,200 per Annum)

BUSINESS RATES

Rates Payable To be confirmed via local authority

SERVICE CHARGE

£1,500 per annum

LEGAL FEES

Each party to bear their own costs

EPC

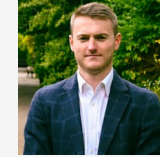
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VAT

Applicable

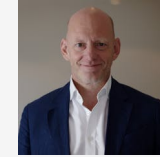
ADDITIONAL INFORMATION

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