

578 CHISWICK HIGH ROAD  
CHISWICK W4 5RP  
10,162 SQ FT AVAILABLE

# THE CHISWICK BUILDING



## THE CHISWICK BUILDING

The Chiswick Building is a high profile contemporary office building at the gateway to Chiswick Park.

The first and third floors are available to let and total 10,162 sq ft of high quality open plan offices with parking.





CENTRE

STAGE

CHISWICK PARK  9 MIN 

GUNNERSBURY  
NATURE RESERVE

GUNNERSBURY   1 MIN 

CHISWICK  
BUSINESS PARK

THE  
CHISWICK  
BUILDING

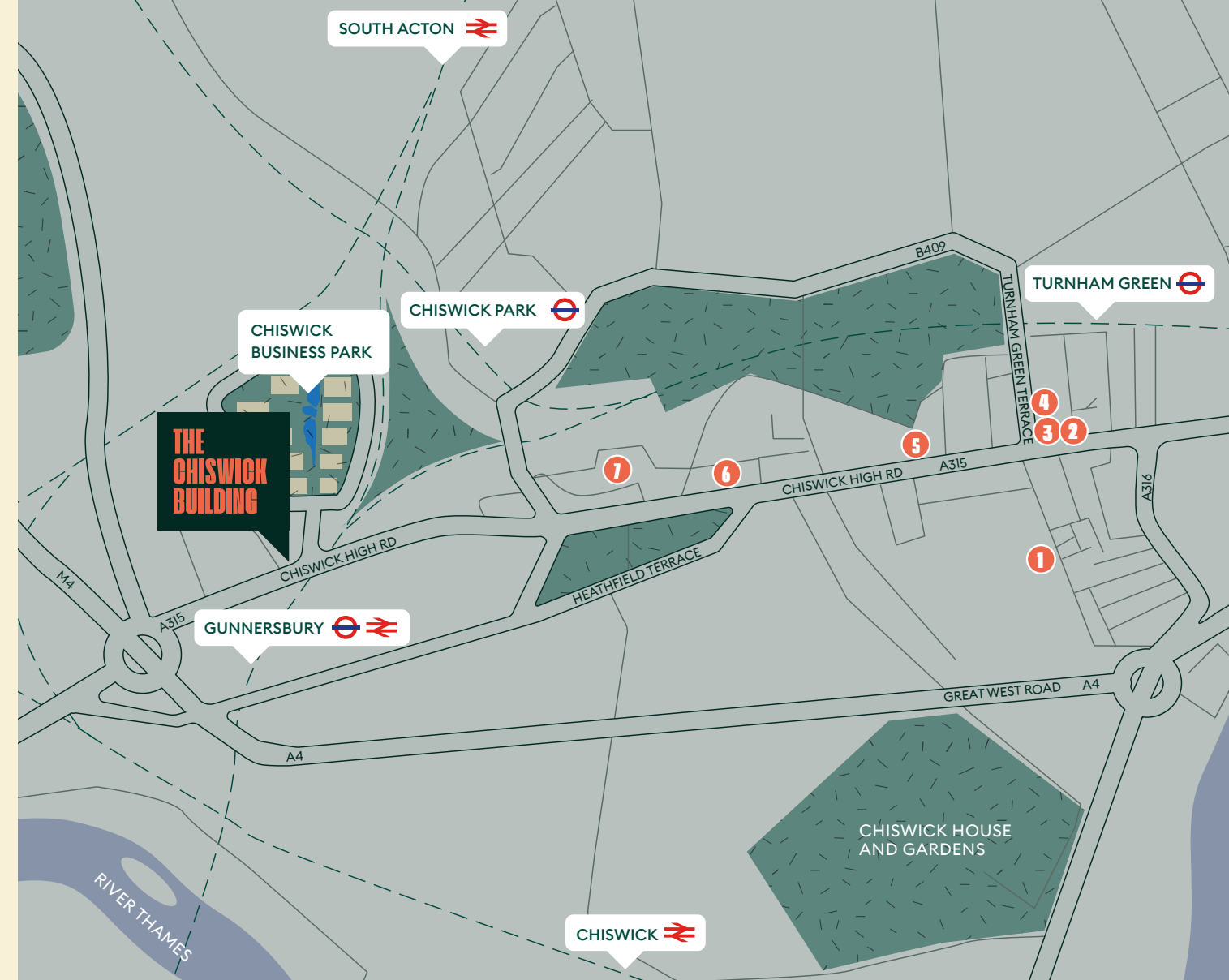
M4 MOTORWAY



# LOCATION LOCATION LOCATION



The Chiswick Building is situated directly opposite Gunnersbury (District Line) and Overground (Stratford to Richmond via North London). Chiswick Park is just behind the property and Chiswick town centre with its excellent shopping, restaurants and bars is a 5 minute walk. The building is approximately 1/2 a mile from the Chiswick roundabout and Junction 1 of the M4 with easy access by road to Heathrow Airport some 8 miles away.



## LOCAL OCCUPIERS



## TRAVEL TIMES

From Gunnersbury you can get directly to:

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

Source: Transport for London

## AMENITIES

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



# SPACE FOR



CGI for indicative purposes only.



# IDEAS

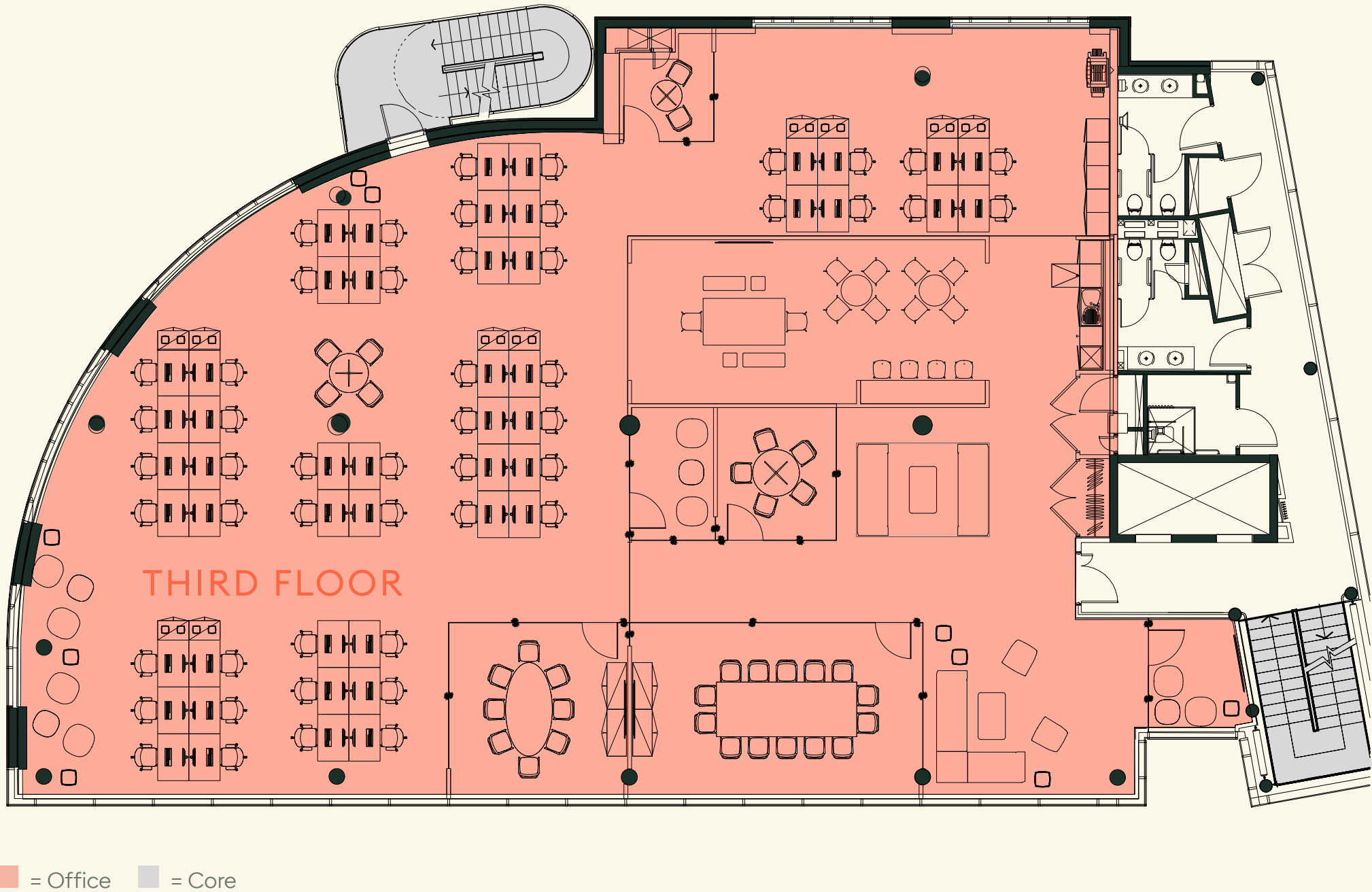


# SPACE IS EVERYTHING

ACCOMMODATION

Third floor (CAT A+)	Available	5,126 sq ft	476 sq m
Second floor (CAT A+)	Let	-	-
First floor	Available	5,036 sq ft	468 sq m

TOTAL 10,162 sq ft 944 sq m

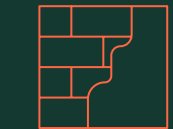


SPECIFICATION

The Chiswick Building has been constructed to a high quality specification and the 1st, 2nd and 3rd floors benefit from:



Full height glazing



Exposed concrete columns



Contemporary internal finishes



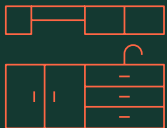
EV parking available



2.7m floor to ceiling height



New LED lighting



Kitchen and break out area



High quality existing fit out



Double height reception



Shower facilities



Full access 150mm raised floors



New VRF air conditioning











# FURTHER INFORMATION

## RENT

On application

## TERMS

New leases available with terms to be agreed

## SERVICE CHARGE

£14.25 per sq ft 2024/2025

## RATES

Approx £19.00 per sq ft

## EPC

B

# CONTACTS

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