

308 — 312

# Chiswick High Road

— W4 —

Prime retail / restaurant  
opportunity to let in the  
heart of Chiswick



Illustrative CGI, subject to planning

Chiswick Business Park provides 1.8 million sq ft of Grade A office space and houses major occupiers such as Paramount Pictures, PepsiCo, Danone and Singapore Airlines.

# Welcome to Chiswick

Chiswick is one of London's most pre-eminent villages and is home to an affluent mix of families and young professionals.

**49%**

of the population within AB social group

**67%**

City Sophisticates

**38,714**

population number within 5 min drive

**224,505**

population number within 10 min drive

Source: CACI



Chiswick High Street boasts a diverse mix of premium independent retailers and major high street chains including:

Space NK, Hotel Chocolat, Borough Kitchen, Gail's and Ole & Steen. New lettings include Bird & Blend, Crew Clothing, O2 and The White Company. Local landmarks include High Road House, Chiswick House, and The Old Cinema (antique and vintage department store).

WAITROSE & PARTNERS

1

PASTA EVANGELISTS

2

GAIL'S

3

WAFT COFFEE

4

THE WHITE COMPANY LONDON

5

OLE & STEEN LAGAGEHOUSE

6

OLIVER BONAS

7

M&S

8

the HYDE gallery

9

TEN HEALTH & FITNESS

10

# Accommodation

The property is currently arranged as follows:

SPACE	SQ FT*	SQ M*
GROUND FLOOR RETAIL	3,144	292
<b>TOTAL</b>	<b>3,144</b>	<b>292</b>

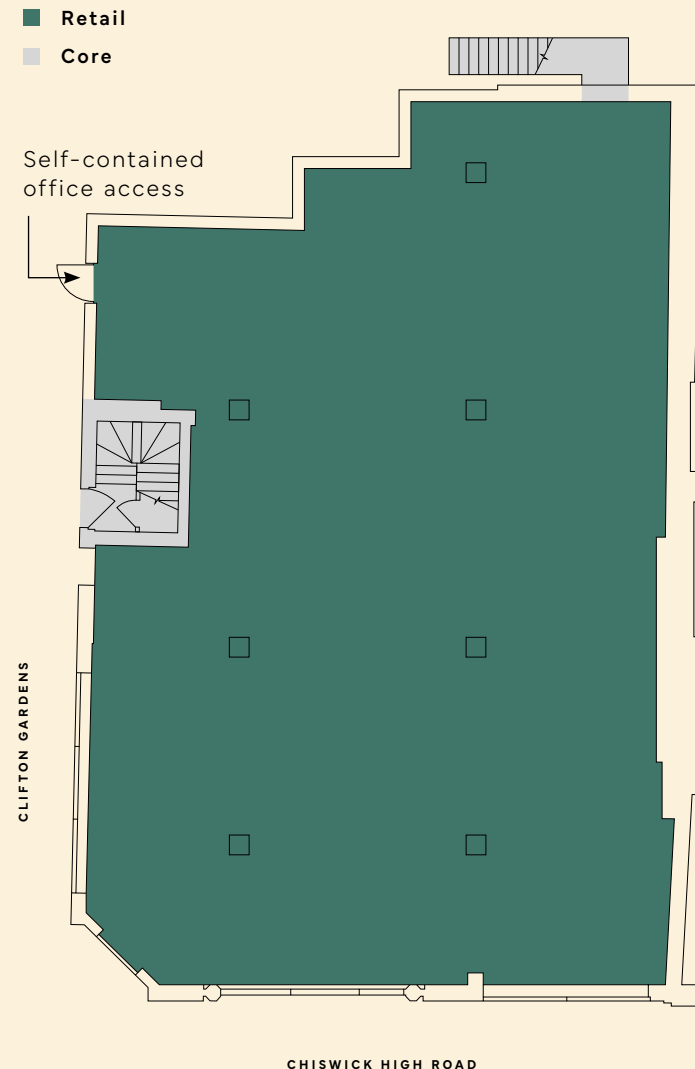
\*Gross internal area

# Opportunity

The subject property is one of the most prominent corner buildings in Chiswick, and is primarily suitable for retail or restaurant occupiers, however other alternative uses will also be considered.

## Ground Floor

3,144 SQ FT / 292 SQ M



# Details

## LEASE

New lease on terms to be agreed.

## RENT

Offers in excess of £160,000 per annum exclusive.

## RATES

Rateable value to be reassessed.

Interested parties are advised to make their own enquiries to the local authority.

## TIMINGS

The property will be available immediately, subject to vacant possession and completion of Landlord works.

## COSTS

Each party is to be responsible for their own costs incurred in the transaction.

## EPC

EPC Rating - C (73)

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**KLM**  
REAL ESTATE

**WHITMAN & CO.**  
COMMERCIAL

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