

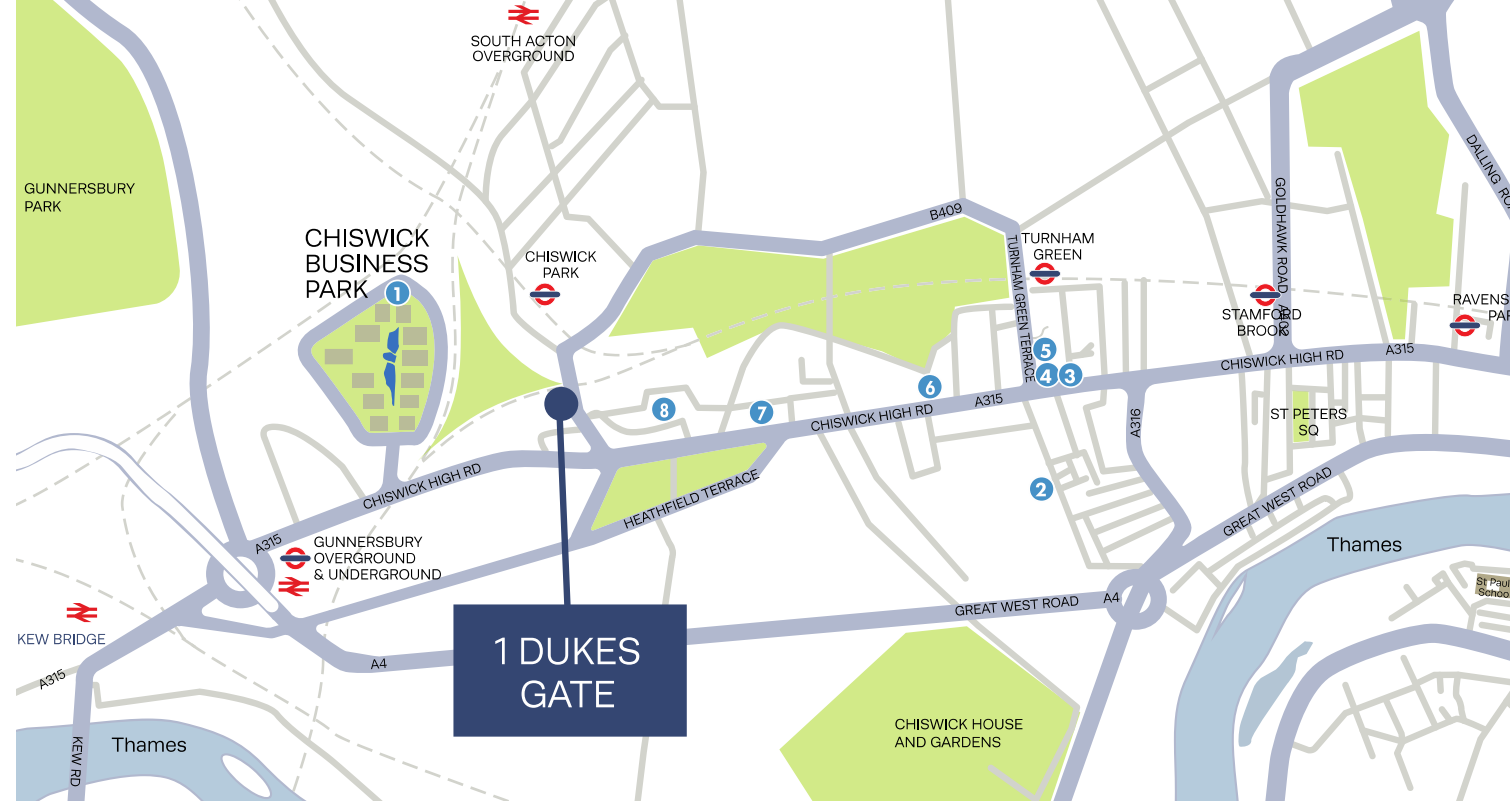


1 DUKES GATE

CHISWICK W4 5DX

2,744 SQ FT (255 SQ M)

comfort cooled offices
with secure onsite
parking spaces



1. Chiswick Business Park
Occupiers Include:
 - a. Avon
 - b. CBS News
 - c. Danone
 - d. Swarovski
 - e. Starbucks
 - f. PepsiCo
 - g. Paramount Pictures
 - h. International
2. La Trompette Restaurant
3. High Road House
4. Space NK
5. Cote Brasserie
6. Marks & Spencers Food
7. Waitrose
8. Sainsbury's Superstore

2 La Trompette



3 High Road House



5 Cote Brasserie



LOCATION

Situated in an attractive secure gated development, which is located off Acton Lane via Chiswick High Road and situated opposite Chiswick Park Station (District and Piccadilly Line). Chiswick High Road provides excellent shopping including Sainsbury and restaurant facilities, which is only a 1 minute walk from the property. A4/M4 for access to the West End, Heathrow Airport and the M25 is ¾ miles from Dukes Gate





DESCRIPTION

This refurbished self-contained 3 storey building is set in a modern attractive courtyard development. The building has brick elevations under a pitched tile roof. There is a secure underground car park providing 4 parking spaces.

AMENITIES

- New ceilings and lighting
- Perimeter trunking
- Underground parking
- Air cooling cassettes
- WC & new kitchenette
- Alarm
- Double glazing
- Entry phone





RENT	£39.50 per sq ft
TERMS	Available on a new lease from the freeholder.
SERVICE CHARGE	£3.20 per sq ft
RATES	£15.3 per sq ft (2021/22) to be confirmed through local authority
EPC	To be confirmed

ACCOMMODATION

Floor	Size sq m	Size sq ft
Second	112	1,205
First	102	1,098
Ground	41	441
TOTAL	255	2,744



FOR FURTHER INFORMATION
PLEASE CONTACT SOLE AGENT

Jack Realey jrealey@frostmeadowcroft.com
Shaun Wolfe swolfe@frostmeadowcroft.com

www.frostmeadowcroft.com
020 8748 1200

frost
meadowcroft
020 8748 1200

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