

Refurbished office floors at £29.50 per sq ft with good car parking opposite Gunnersbury station

Chiswick Gate

598-608 Chiswick High Road, W4 5RT

Office

TO LET

2,603 to 6,066 sq ft

(241.83 to 563.55 sq m)

- Air conditioning
- Full access raised floor
- Generous onsite parking provision in secure underground car park
- Passenger Lift
- Efficient floor plate
- 3rd floor available with existing fit out

Chiswick Gate, 598-608 Chiswick High Road, London, W4 5RT

Summary

Available Size	2,603 to 6,066 sq ft
Rent	£29.50 per sq ft
Rates Payable	£15.20 per sq ft based on 2025 valuation
Service Charge	£9.57 per sq ft
Car Parking	Onsite parking available
EPC Rating	D (99)

Description

The building has recently had the reception refurbished to provide modern look and feel on arrival. The 2nd floor is fully refurbished and offers an efficient floor plate filled with natural light. The 3rd floor is available from Jan 10th 2023 and is available in existing layout or can be refurbished to suit an occupier requirement. Excellent parking provision is available in a secure undercroft.

Location

Chiswick Gate is prominently positioned on the north side of the 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	3,463	321.72	Available
3rd	2,603	241.83	Available
Total	6,066	563.55	

Specification

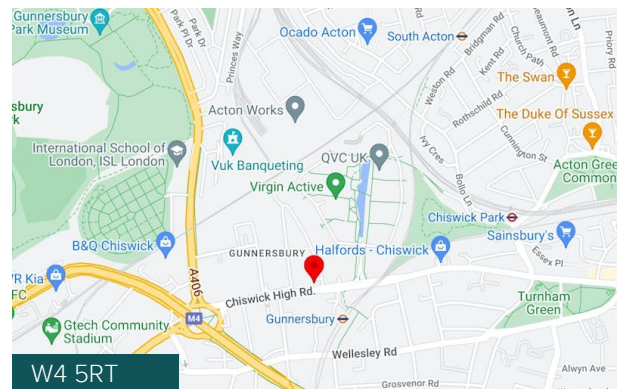
Air conditioning
24/7 access
Raised Floors
Generous car parking
Recently refurbished
Floors can split if required

Viewings

Strictly by appointment through joint sole agents only

Terms

New lease for a term to be agreed



Viewing & Further Information



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