

To Let

**Building 9, Chiswick Park, 566 Chiswick High Road,
London, W4 5XT**

12,841 sq ft

- 10 car parking spaces
- In-house cafe
- Additional meeting facilities available
- Newly refurbished building reception
- BREEAM Very Good



Location

Chiswick Park is a prominent business park located in West London, 5 miles west of central London and 2 miles west of Hammersmith. The park is located adjacent to the London Underground and Overground network via Gunnersbury and Chiswick Park stations. The M4 two minutes east, which provides the main entry route into London from the west, and provides access to Heathrow Airport and the M25 in 15 minutes.

Chiswick Park provides various wellbeing benefits including; wellness weeks, sports leagues, running clubs, reflexology, board game clubs and bikes to borrow, with various events being held throughout the year.

Description

Flexible suite of up to 12,841 sq ft predominantly laid out to open plan with a range of private offices and meeting rooms. Further meeting rooms are available on a booking basis direct from the head tenant and can accommodate presentations for up to 100 people theatre style.

Specification

Metal tile suspended ceilings with recessed lighting. Full access raised floors. Air conditioning. Showers. Cycle storage.

Terms

Available by way of sub-lease for a term expiring February 2025

Viewings

By appointment with the sole agents.

Accommodation

Flexible plug and play accommodation with far reaching views of Central London and benefitting from on-floor amenities including reception, in-house cafe and games rooms.

Name	Sq ft	Sq m	Availability
4th - Part 4th Floor	12,841	1,192.97	Available
Total	12,841	1,192.97	

EPC

This property has been graded as D (80).

Rent

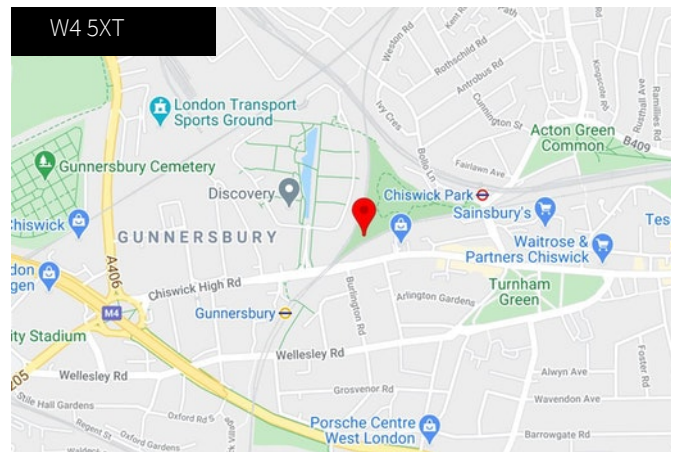
£52.50 per sq ft Guiding
exclusive of rates, service charge and VAT (if applicable).

Business Rates

Rates payable: £20.89 per sq ft

Service Charge

£7.57 per sq ft



Contacts

Kate Clark

0203 805 6939

kate.clark@eu.jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.