



To Let

Fitted Grade A Offices available on Flexible Leases. Lease Expiry August 2033 with Tenant only break option in August 2028.

- Fitted Grade A Offices
- Available on Flexible Leases
- Highly Accessible Location
- Chiswick Park Amenities

Building 6

Chiswick Park, 566 Chiswick High Road, Chiswick, W4 5HR

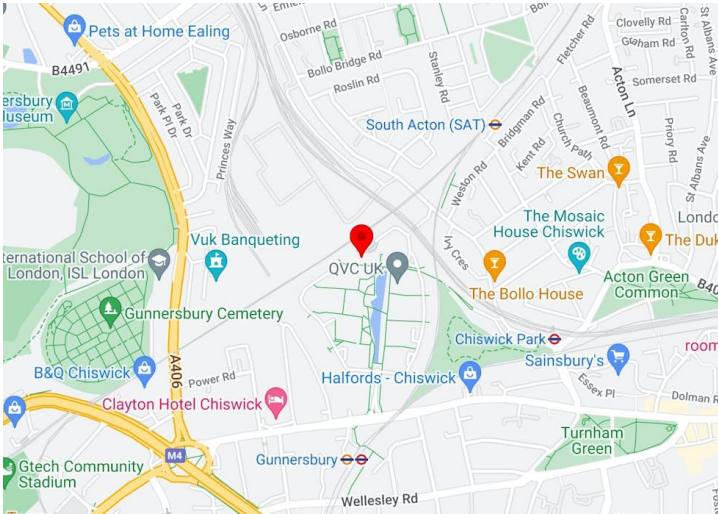
9,034 to 42,644 sq ft

839.29 to 3,961.76 sq m

Reference: #15354

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Accommodation

Floor/Unit	Description	sq ft	Availability
1st	-	21,565	Available
Ground	-	12,045	Available
Ground	Meeting rooms and auditorium	9,034	Available
Total		42,644	

Specification

- Double height entrance lobby
- Shared manned reception and security
- Fully fitted office floors
- Kitchen/ breakout areas
- 4 Pipe Fan Coil Air Conditioning
- Metal ceiling tiles with integral PIR lighting
- Full access raised floors
- Cat6a cabling throughout
- Independent secure comms rooms
- Shower and changing facilities
- 1:1,400 sq ft secure parking spaces
- EPC Rating of C
- 147 seater auditorium

Terms

The accommodation is available by way of a sub-lease from the Lessor or assignment.

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Location

Immediately adjacent to the Underground and Overground networks, the park has excellent connections into the West End, Central London and South West London, as well as benefiting from several bus routes making it incredibly accessible for employees.

Accessibility by road is superb. The building is situated on the Chiswick High Road, just off the A4 Chiswick roundabout, which provides excellent access to the M4 (2 minutes), M25 (15 minutes) and London Heathrow Airport (15 minutes).

The area has attracted a number of well-known global corporates including Discovery Channel, Pernod Ricard, Starbucks, Foxtons, QVC, Ericsson and British American Tobacco.

Viewings

Strictly by appointment by the sole agents.

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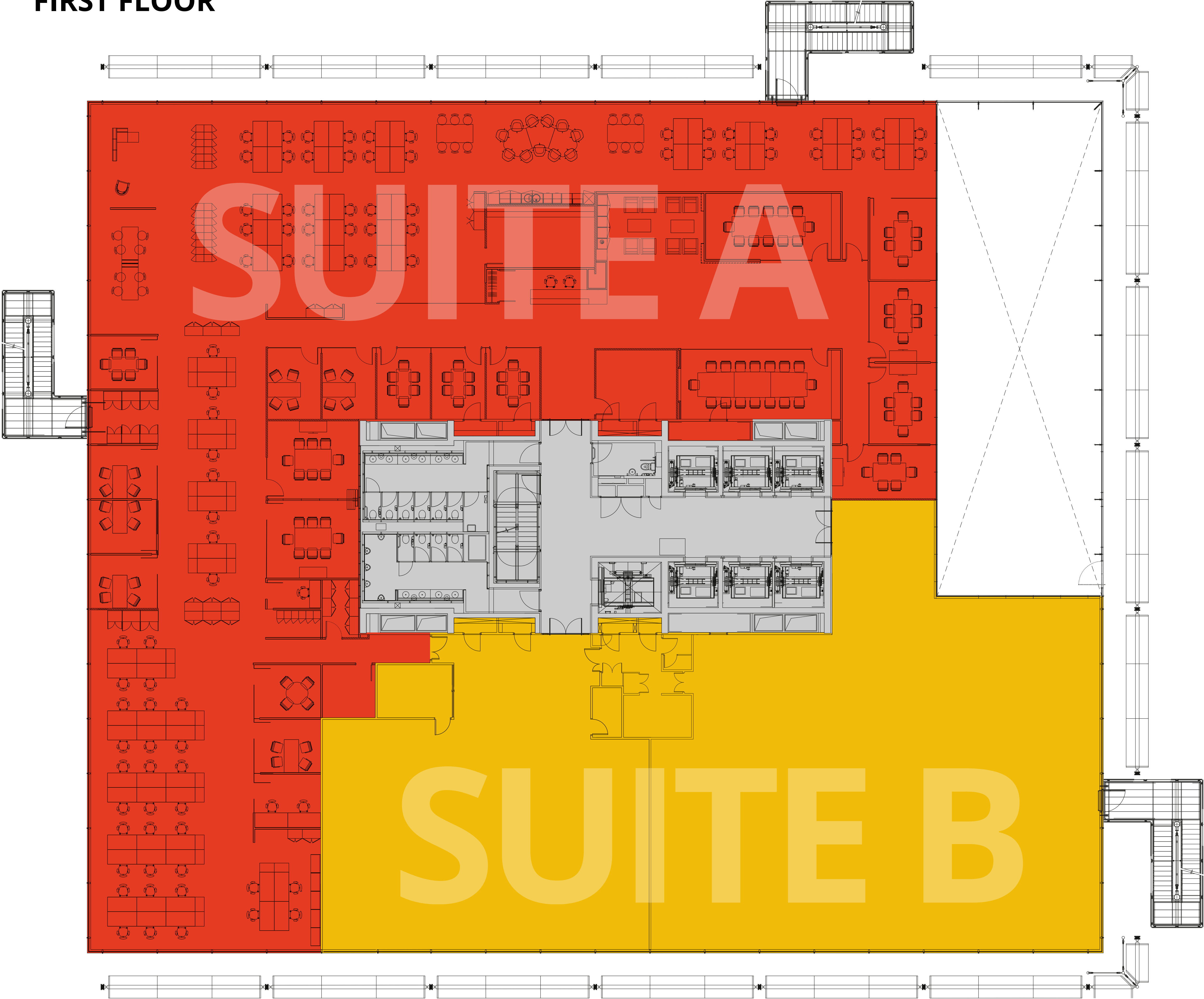
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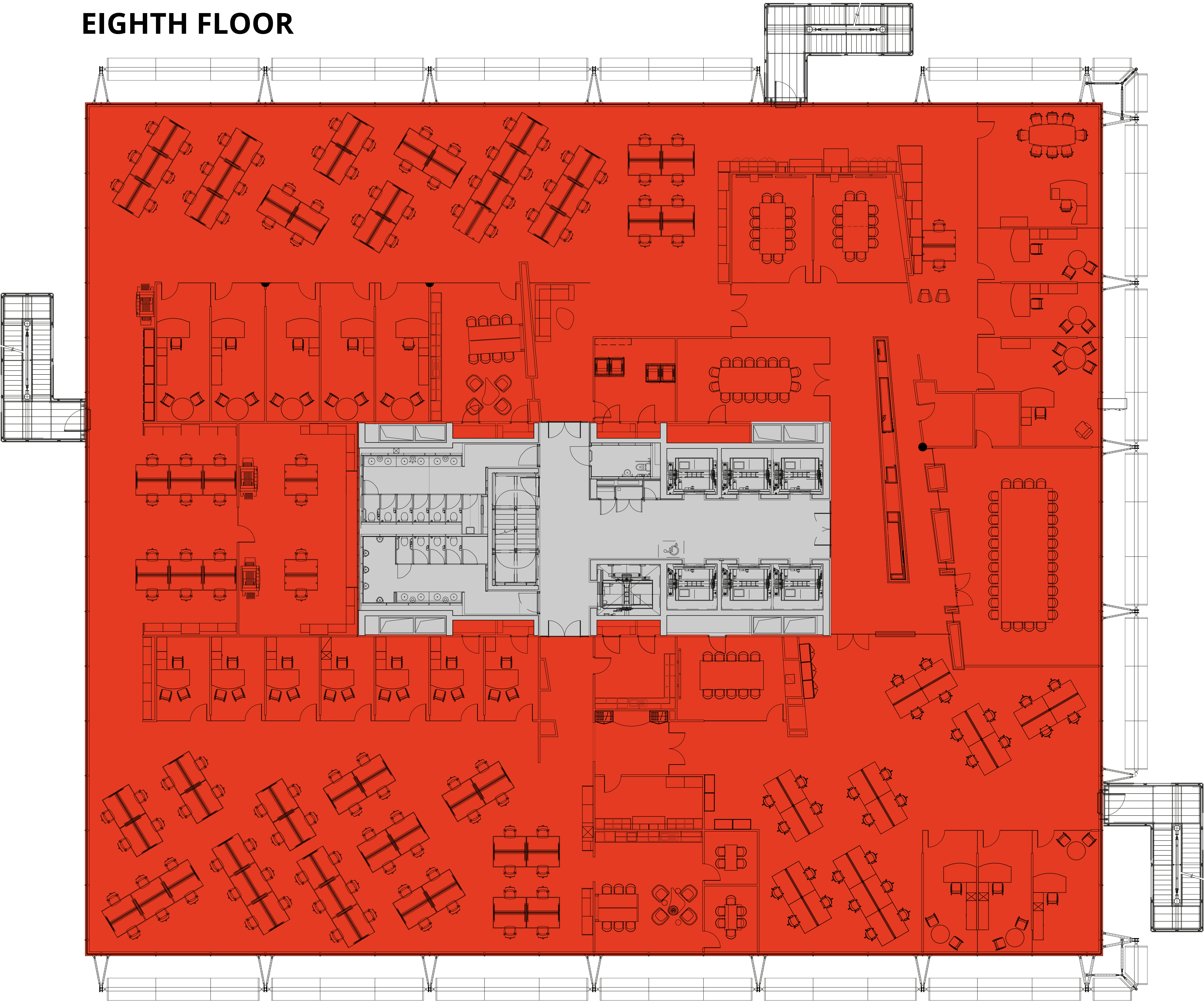




FIRST FLOOR



EIGHTH FLOOR



GROUND FLOOR

