



TO LET

Recently refurbished offices
1,614 – 3,463 – 3,540 sq ft



Chiswick Tower and Gunnersbury station



CHISWICK GATE

598 – 608 Chiswick High Road W4 5RT

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LOCATION:

Chiswick Gate is prominently positioned to the north of 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.

DESCRIPTION:

The available accommodation is located on the part ground and 1st floor, having a total net internal floor area of 5,154 sq ft. The first floor was completely refurbished approximately two years ago, and is currently fitted-out to provide a mixture of open-plan and individual offices/meeting rooms. The ground floor is to be refurbished to provide open-plan offices.

AMENITIES:

- Air conditioned
- Excellent natural light
- Secure underground car park
- Raised floors
- Recently refurbished
- 24 hour access
- Passenger lift
- Kitchen installed

ACCOMMODATION:

FLOOR	SIZE SQ FT	SIZE SQ M
Second Floor	3,463 sq ft	321.72 sq m
First Floor	3,540 sq ft	328.9 sq m
Ground Floor	1,614 sq ft	149.94 sq m
TOTAL	8,617 sq ft	800.56 sq m

RENT: £39.50 per sq ft

TERMS: Available on a new lease on terms to be agreed.

SERVICE CHARGE: £10.63 per sq ft

RATES: £11.80 per sq ft (2017/18) approx. to be confirmed with local authority.

EPC: Rated D - 99

Directory

1. Chiswick Clayton Hotel
2. Virgin Active
3. Sainsbury Superstore

4. High Road House
5. Foxlow Brasserie & Bar
6. Carluccio's

Local Occupiers

- A. TVT
- B. Disney, Discovery Channel, Paramount Pictures & QVC UK.
- C. Market One Europe LLP
- D. Modern Times Group
- E. BSI & Air China



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FOR FURTHER INFORMATION PLEASE CONTACT JOINT SOLE AGENTS

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