

CHISWICK PARK



11,899 sq ft - 17,792 sq ft - 29,691 sq ft

2nd & 3rd floor offices

BUILDING 5 | Chiswick Park | 566 Chiswick High Road | London | W4 5YA





The on-site facilities include a choice of restaurants, cafés, bars and shops including Starbucks, Source, WH Smith and the Moot Bar together with the Virgin Active health and fitness club.





This photo (circa May 1926) shows the invitation to return to work posted at the Chiswick bus depot at the end of the General Strike (now the site of Chiswick Park).

LOCALITY:

Chiswick High Road is a short walk where you will find; Sainsbury's, Marks & Spencer's and an excellent selection of fashion and retail outlets. An abundance of restaurants, including La Trompette, High Road House (part of Soho House Group) and Carvosso's. Gunnersbury Underground and Overground station is just over 5 minutes walk.

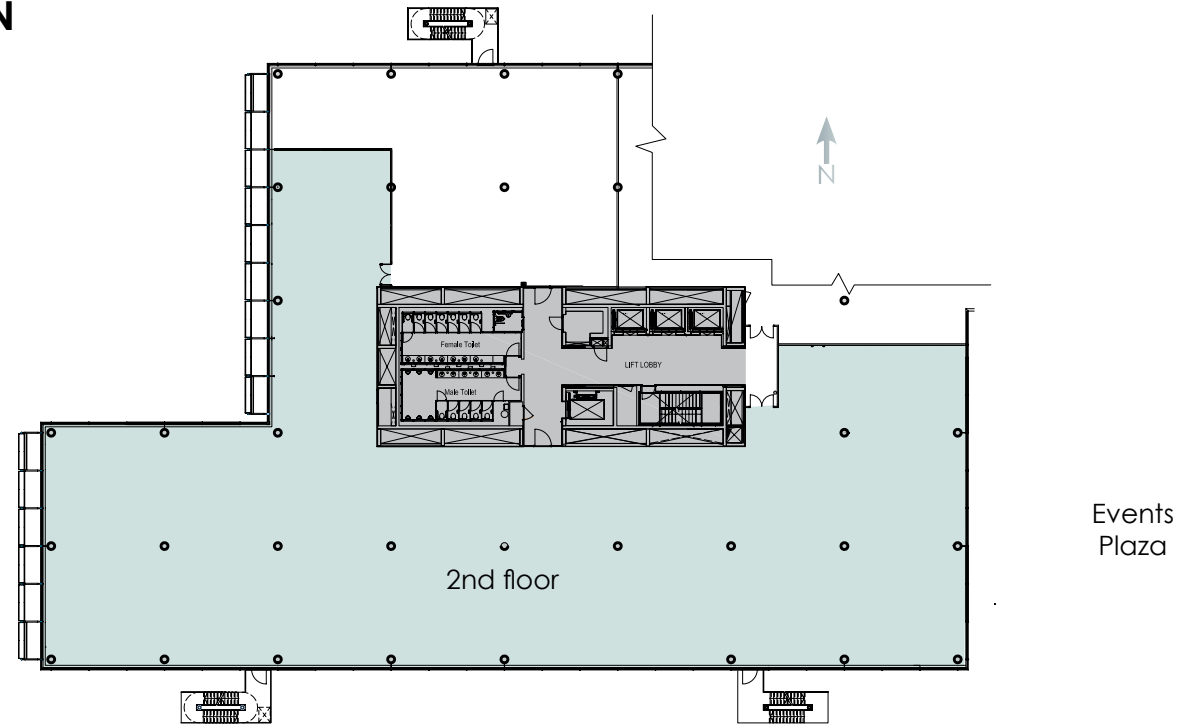
OCCUPIERS:

Chiswick Park has attracted a number of well-known global corporates including CBS News, Discovery Channel, Haliburton, Starbucks, Pokemon, France Telecom, Foxtons, MicroStrategy, Teletext, PepsiCo, Singapore Airlines and Danone

DESCRIPTION:

The offices are part second & third floors of Building 5 set in the attractive grounds of Chiswick Park. They comprise of 10,000 sq ft, 17,792 sq ft with a combined total of 27,792 sq ft (net internal area) of 'Grade A', mostly open plan office space but with the benefit of a fit out including kitchen, boardrooms, private offices and carpeting.

THE PLAN



THE FACTS

TOTAL:

11,899 sq ft (929.03 sq m) 3rd floor

17,792 sq ft (1'652.9 sq m) 2nd floor

29,691 sq ft (2,581.9 sq m) Combined Total

RENT:

£42.50 per sq ft

TERMS:

Assignment of a protected lease ending on either or both floors in August 2020 or a new lease direct with the landlord.

SERVICE CHARGE:

Building £4.95 per sq ft Estate £1.99 per sq ft

(total including Buildings and Estate Charge £6.94 per sq ft)

RATES:

£14.75 per sq ft approx. (2017/18).

To be confirmed via local authority.

AMENITIES:

- Under floor air conditioning
- Suspended ceilings with metal tiles
- Kitchen
- Integral recessed lighting
- 3 x 16 person passenger lifts
- 3 m floor to ceiling height
- Boardrooms
- Full access raised floor with 400mm void
- Parking spaces



LOCATION:

Chiswick Park is strategically located half a mile from the A4 Chiswick Roundabout just off the A315 Chiswick High Road providing fast access to the M4 and M25. The A4/M4 is less than half a mile from the Park for access to the West End, Heathrow and the West. Central London is 6 miles away and Heathrow Airport only 8 miles.

The Park is a short walk from Gunnersbury Station (2 minutes) and Chiswick Park Station (6 minutes) providing access to the Overground services to Richmond and Stratford District Line (Underground) trains.

VIEWING:

By appointment with joint sole agents:

savills

Mark Gilbert-Smith
020 7409 5925
Freddie Corlett
020 7409 8764
mgsmith@savills.com
fcorlett@savills.com

**frost
meadowcroft**

Shaun Wolfe
Justin Clack/Jack Realey
swolfe@frostmeadowcroft.com
jclack@frostmeadowcroft.com
jrealey@frostmeadowcroft.com
www.frostmeadowcroft.com