



**CUSHMAN &
WAKEFIELD**

Building 7, Chiswick Park, W4 5YA
Approx. 13,196 sq. ft. to let



Description

The suite is situated within a brand new headquarters office building on the 7th floor. The suite benefits from excellent natural light and views across the wider west London area.

The property benefits from the following specification:

- 4-Pipe Fan Coil Air Conditioning
- Raised Floors
- Powder coated perforated metal pan Ceiling
- LG7 Lighting
- 8 x 21 person Lifts
- 2,000 kg Goods Lift
- Bicycle Racks
- 1:1,357 sq ft Parking Ratio

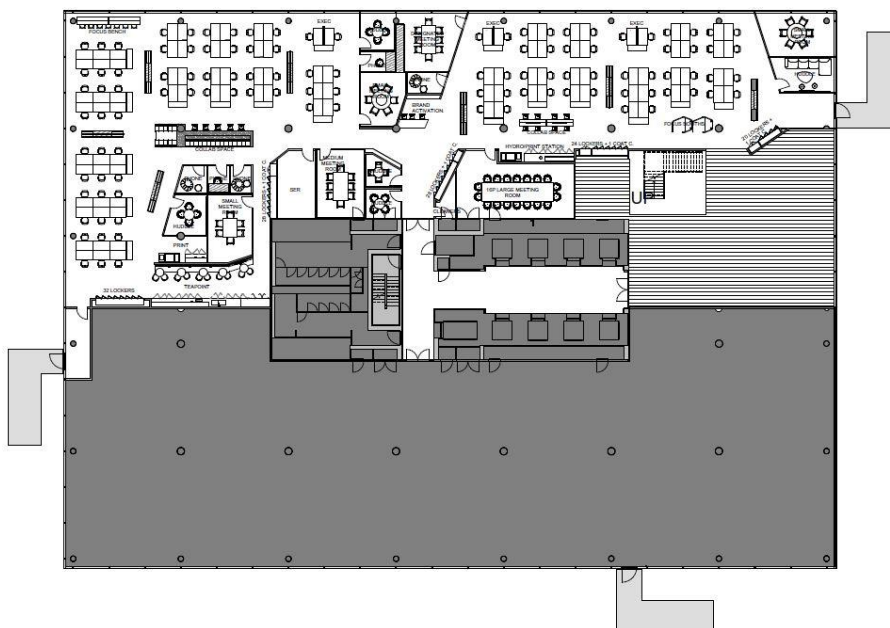
The suite is available from 5,000 sq ft upwards and can be subdivided to accommodate a number of size requirements.

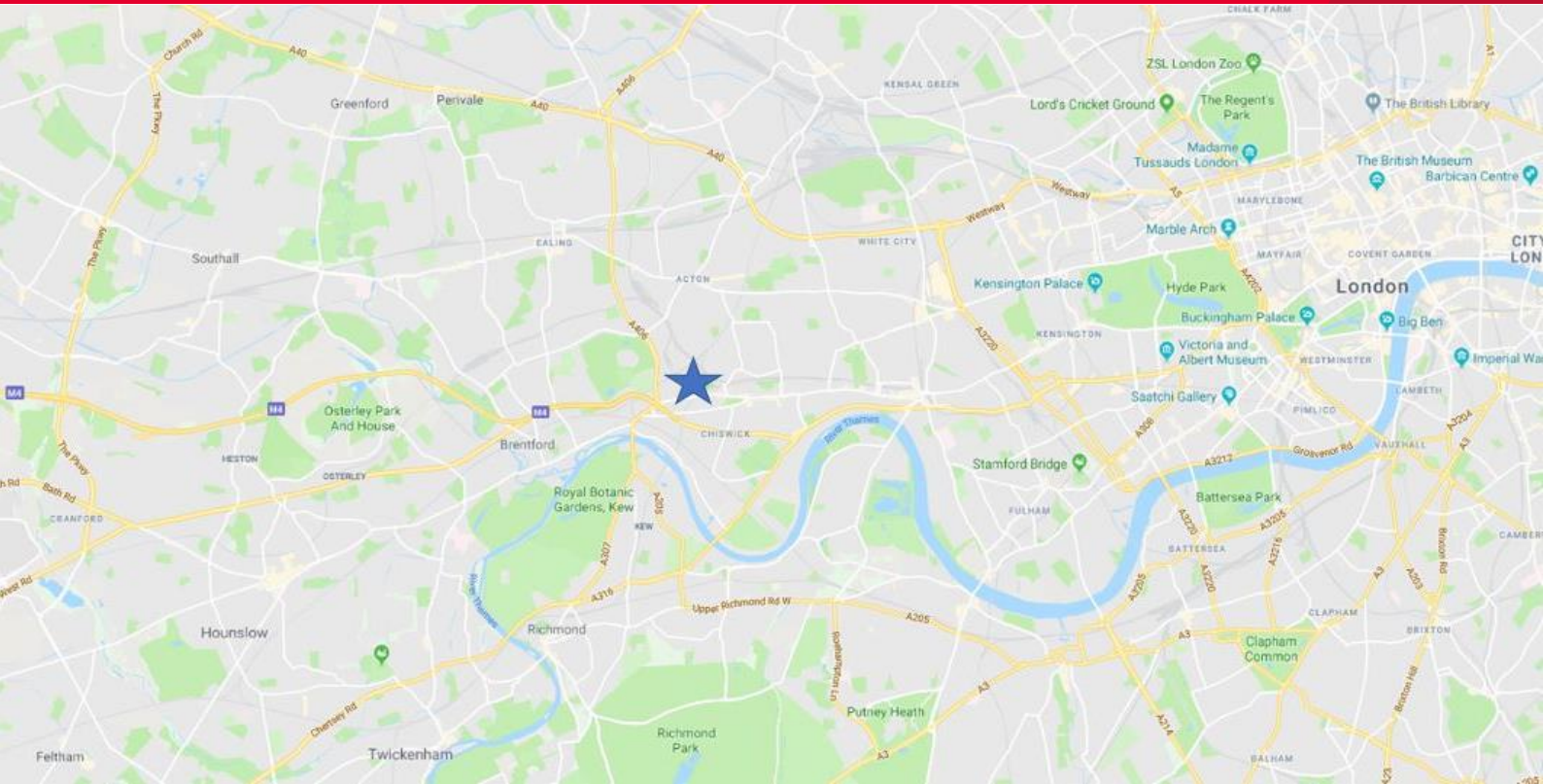


The below outlines approximate floor area that needs to be measured following the sub-division works:

Floor	Sq M	Sq Ft
Seventh	1,226	13,196
Total	1,226	13,196

The area shaded in grey outlines the proposed demise.





Location

By Tube

The building is situated close to Gunnersbury & Chiswick Park Stations, thus providing immediate access to the District & Circle lines along with the London Overground.

By Road

Chiswick Park provides direct access to the A4 and has parking at the tenants disposal.

By Bike

The building provides bike parking spaces as well as shower facilities.

Elizabeth Line

The completion of the Elizabeth line and it's easy access from the building will offer another efficient travel option to tenants.

Travel Times

Location	By Rail	By Road
Paddington	32 mins	21 mins
Victoria	32 mins	25 mins
Bond St	39 mins	30 mins
Kings Cross	50 mins	35 mins
Heathrow	39 mins	14 mins



Terms

The space is available by way of a flexible sub-lease for a term to be agreed.

Quoting Rent: £55.00 per sq ft

Business Rates: Estimated at £20.00 per sq ft.

Any incoming tenant must rely on their own investigations with the local authority.

Service Charge: £5.50 per sq ft

Subject to Contract

Contacts

For more information, please contact the letting agent:

Cameron Frazer

Tel: 0207 152 5425

Mob: 07710 965 302

Email: cameron.frazer@cushwake.com



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