



chiswick^{W4} works

Office space to let or for sale
3,052–25,055 sq ft



Overview

Chiswick Works comprises 25,055 sq ft of brand-new Grade A office accommodation arranged over 2 floors. The office space sits below a new Pocket Living residential development on Bollo Lane.

The offices have their own designated entrance and reception area at ground floor level, with a private bike store. The office space is arranged over first and second floors, accessed via a stunning triple height feature staircase or two passenger lifts. Each floor has fantastic natural light and unrivalled floor to ceiling height. The floors can be divided to provide from 3,000 sq ft upwards.



Modern high quality open plan office space.



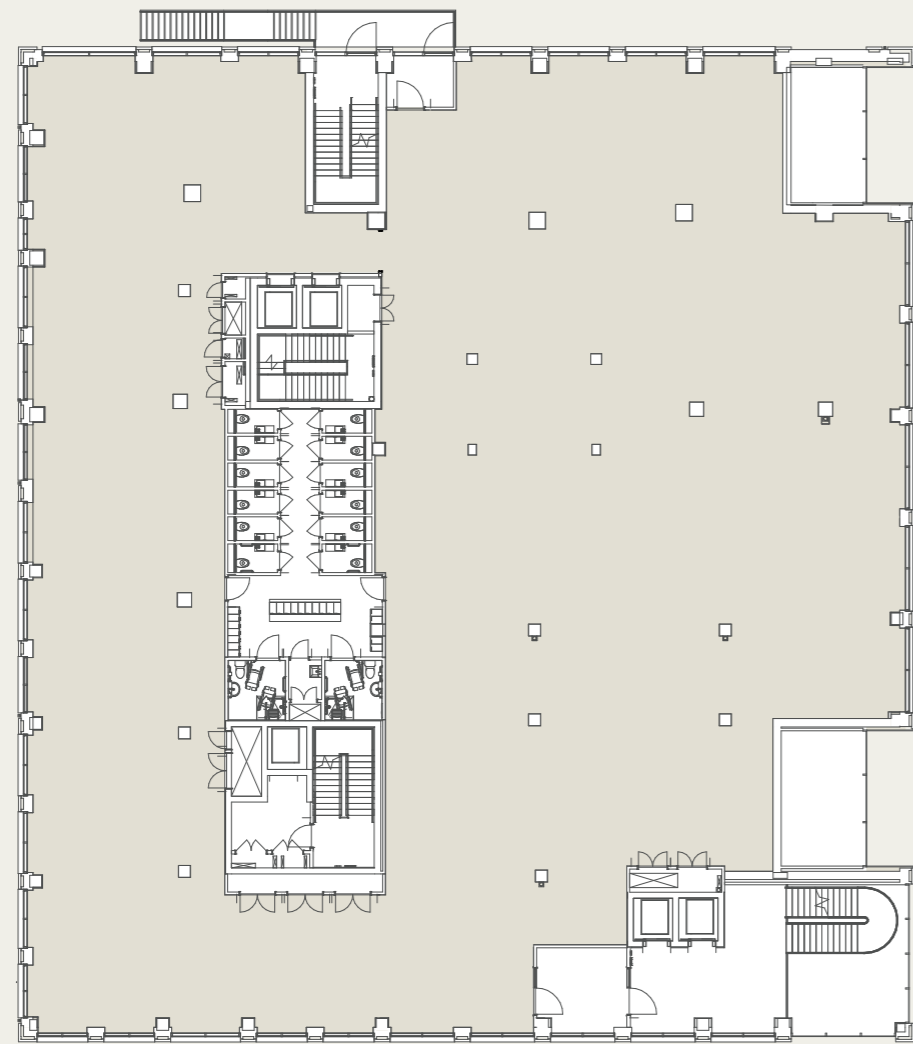
Flexible office space, encouraging interaction and collaboration.

Floor plans

The office space has a total combined area of 25,055 sq ft.

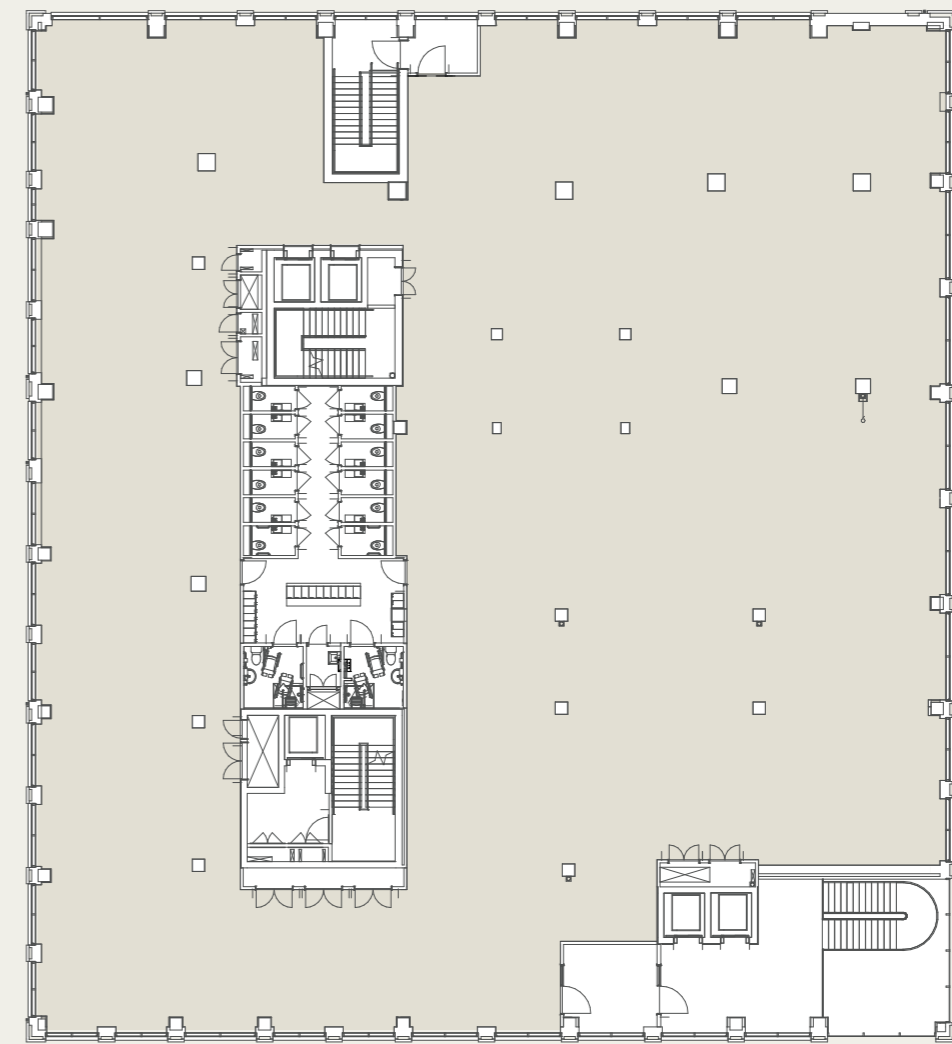
1st Floor

12,166 sq ft



2nd Floor

12,889 sq ft





Specification & Facts

- Brand New Grade A Space
- Stunning triple height reception with feature staircase
- Designated office reception and entrance
- Floor to ceiling heights of 4.5m and 5m
- Floor to ceiling glazing on all sides providing high levels of natural light
- Exposed services
- VRF air cooling and heating
- Fully accessible raised metal deck floors
- 1 designated parking space
- Secure cycle storage with 30 spaces
- Showers
- 2x 10-person passenger lifts
- CCTV and access control systems

Occupational lease

Rent
From £37.50 sq ft

Term
Available by way of a new lease direct from the landlord, on terms to be agreed

The space is available as a whole, floor by floor or splits of floors as shown on the floor plans

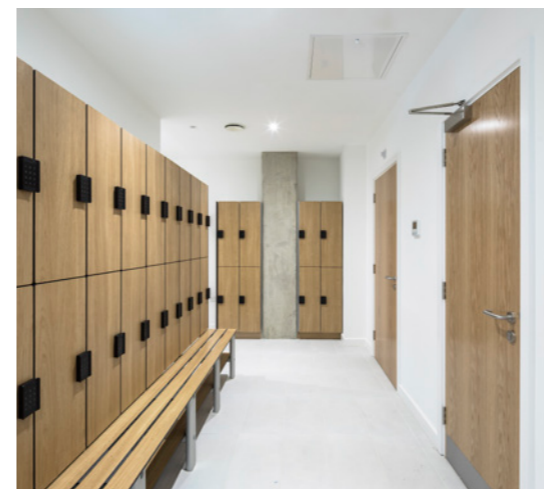
Long leasehold sale

Term
999 year lease at a peppercorn ground rent

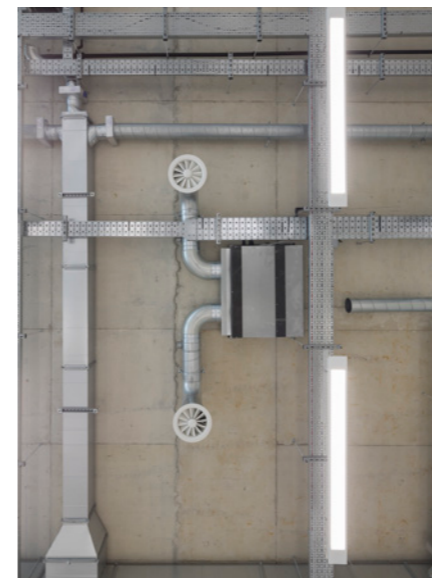
Service charge
Approx. £8 sq ft

Business rates
Approx. £15 sq ft

BREEAM
Very good



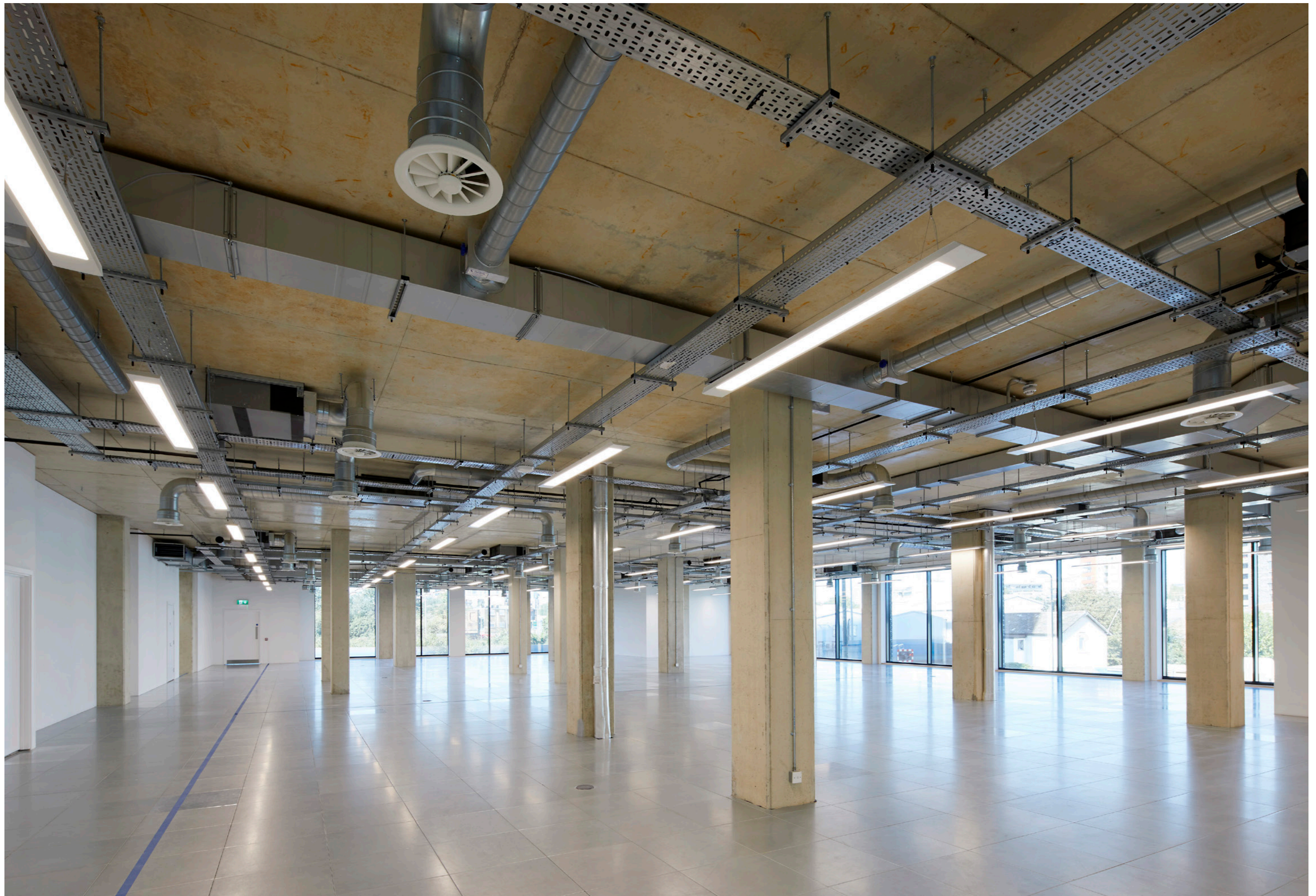
Floor to ceiling heights up to 5m for increased natural light.



Exposed services for a contemporary office environment.



IMPORTANT NOTICE
Misrepresentation Act 1967. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure June 2019.

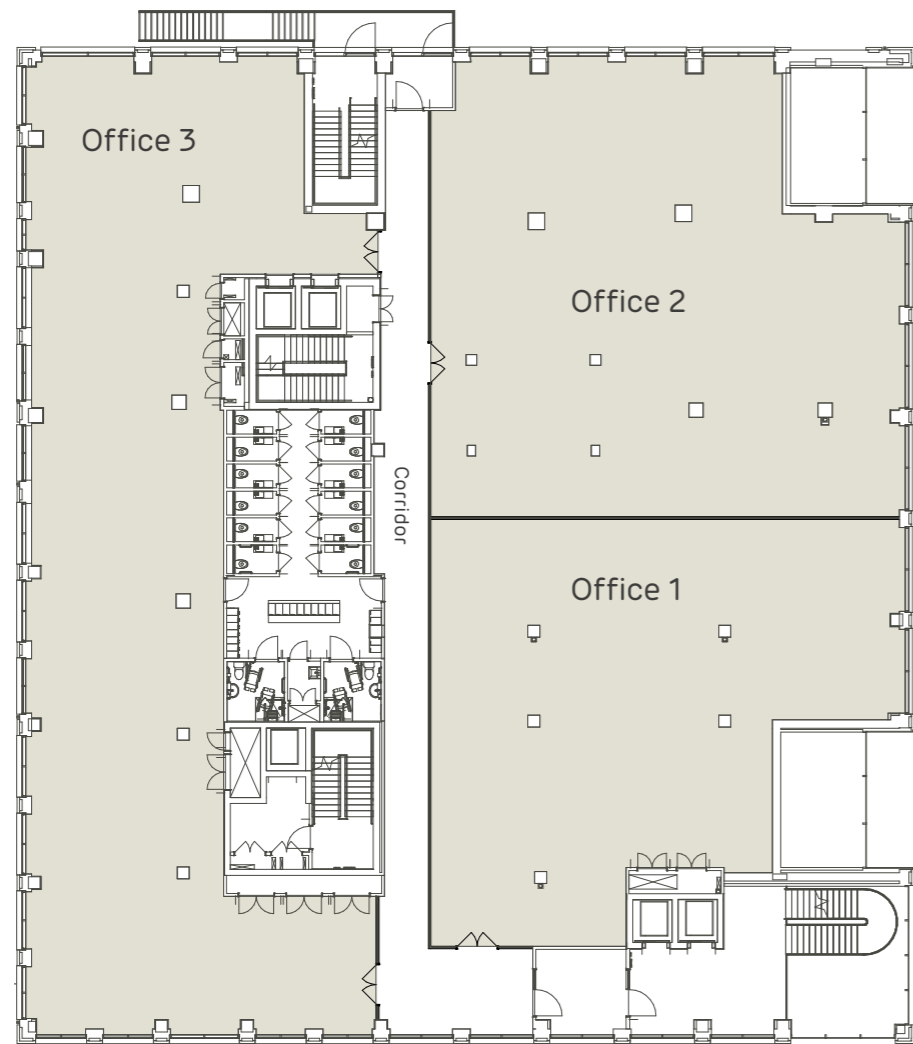


Multi-let floor space

The space is designed so it can be taken as a whole single let, or broken into up to six smaller offices, multi-let. The office space has a total combined area of 25,055 sq ft (2,328 sq m), or if broken into six, 22,983 sq ft (2,135 sq m) and benefits from the following net internal areas:

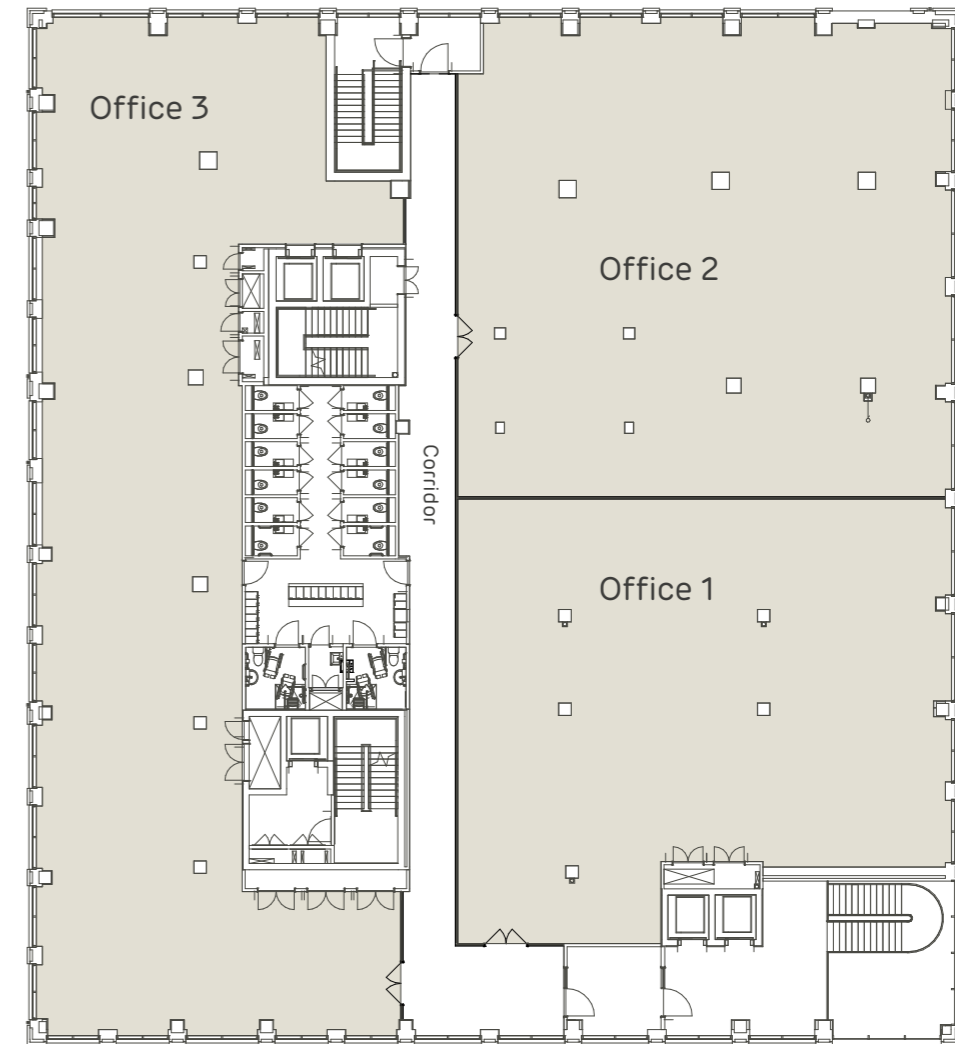
1st Floor

Office No.	Size (sq ft)	Size (sq m)
Office 1	3,052 sq ft	284 sq m
Office 2	3,711 sq ft	345 sq m
Office 3	4,366 sq ft	406 sq m
First floor total	11,129 sq ft	1,035 sq m



2nd Floor

Office No.	Size (sq ft)	Size (sq m)
Office 1	3,432 sq ft	319 sq m
Office 2	4,056 sq ft	377 sq m
Office 3	4,366 sq ft	406 sq m
Second floor total	11,854 sq ft	1,102 sq m



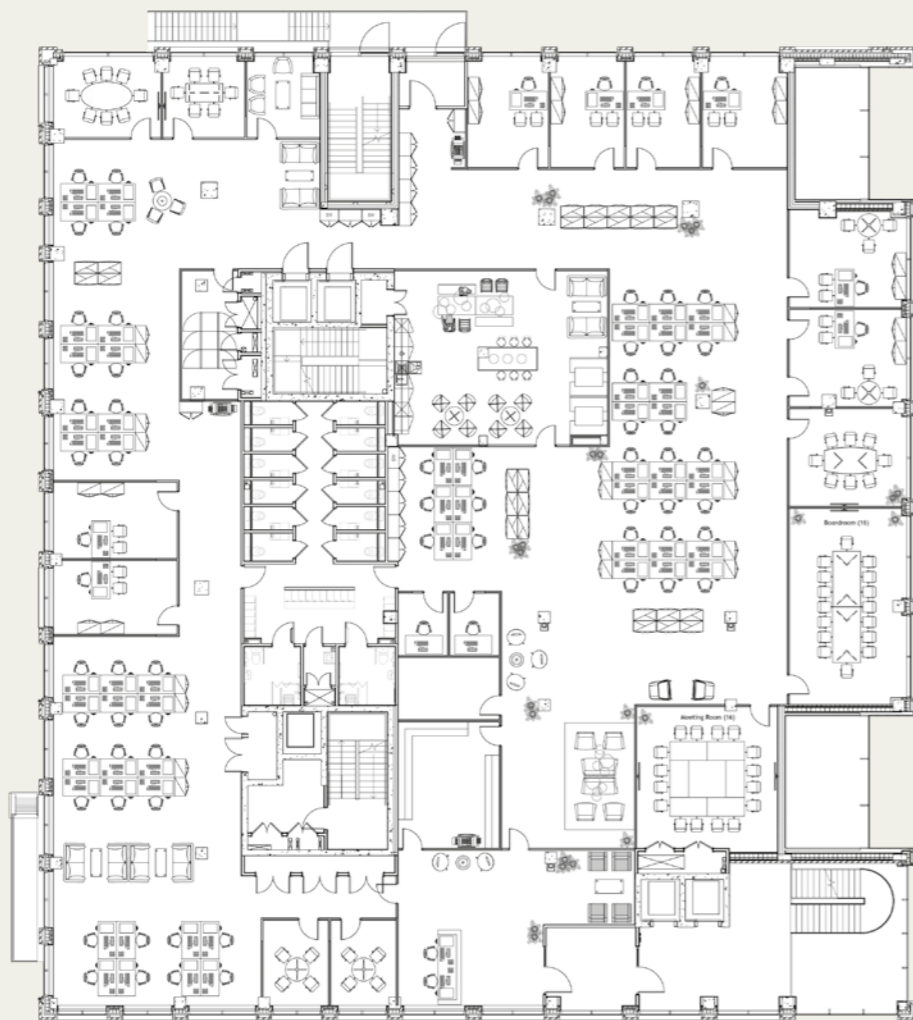
Space plans

- Open plan 12,166 sq ft for Corporate layout
- Open plan 12,166 sq ft for Media/Tech company layout

Open plan (Corporate)

12,166 sq ft

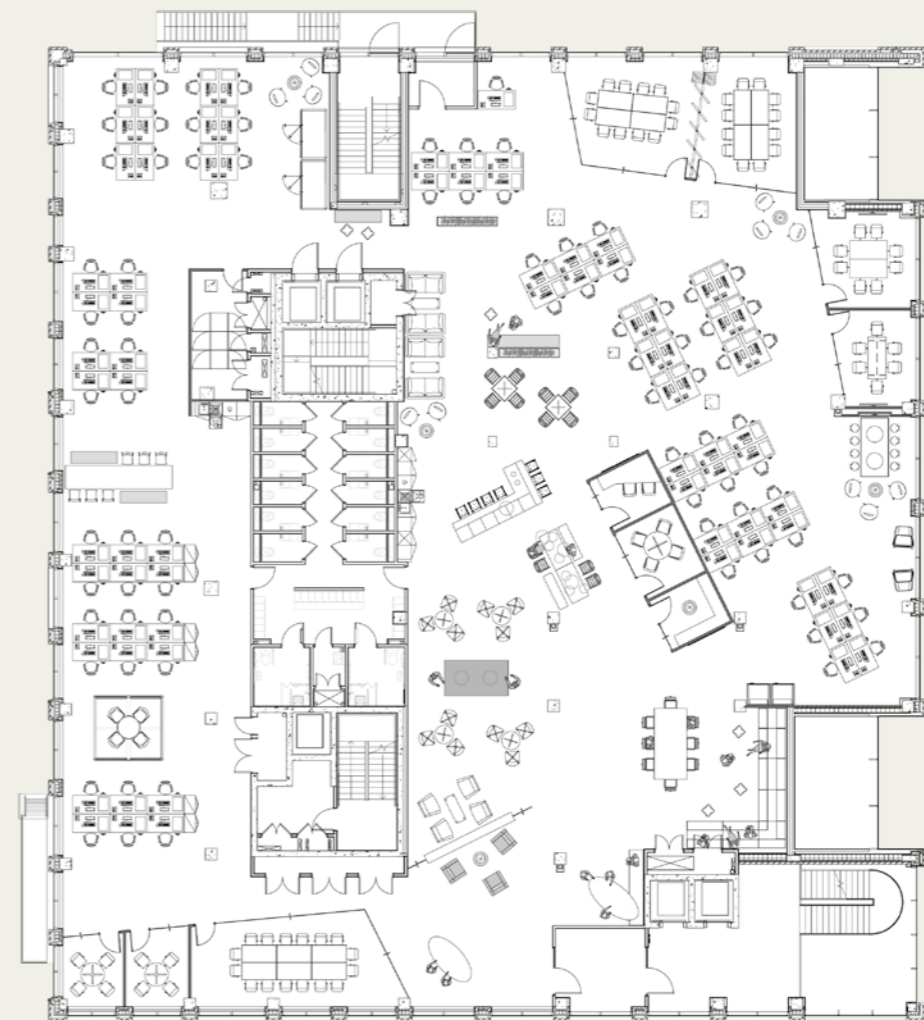
70x	Headcount
16x	Meeting Rooms
12x	Soft Seating Areas
1x	Breakout area / Tea Point



Open plan (Media)

12,166 sq ft

140x	Headcount
8x	Meeting Rooms
7x	Soft Seating Areas
2x	Breakout area / Tea Point

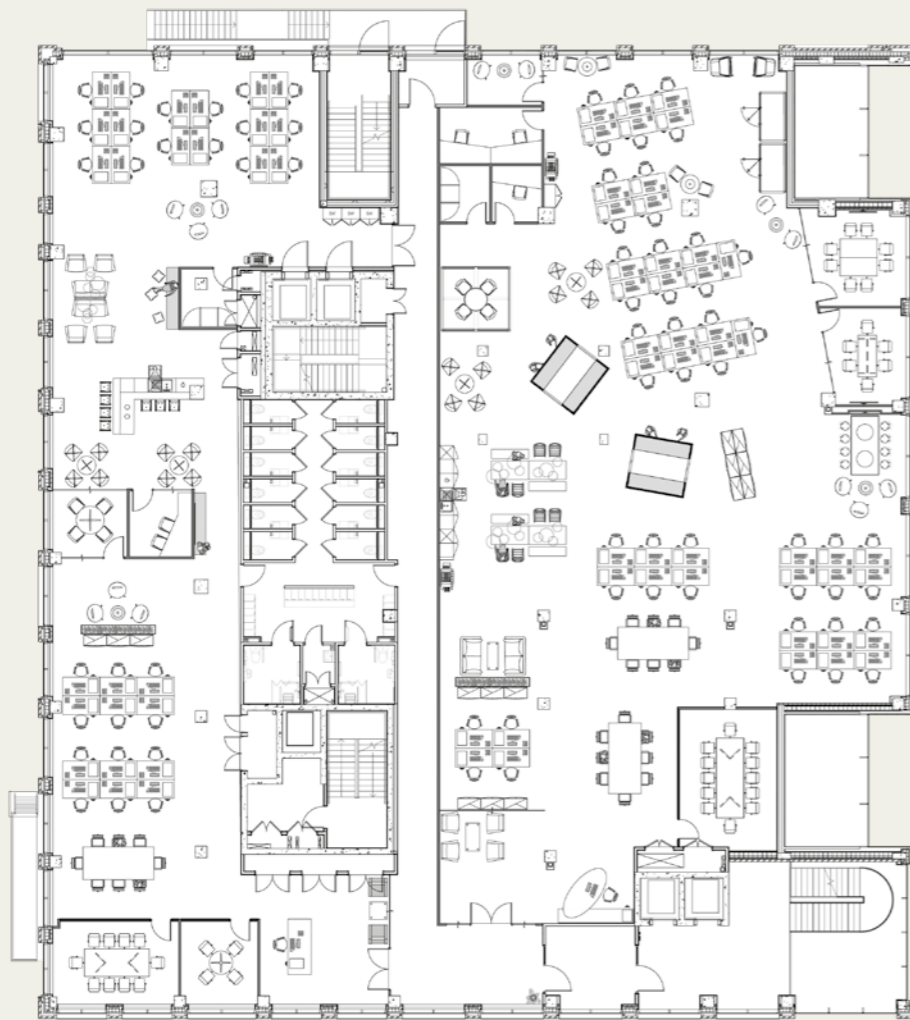


Space plans

- Two split from 5,000 sq ft for Media layout
- Three split 1 no. 6,000 sq ft and 2 no. from 3,000 sq ft space for Media layout

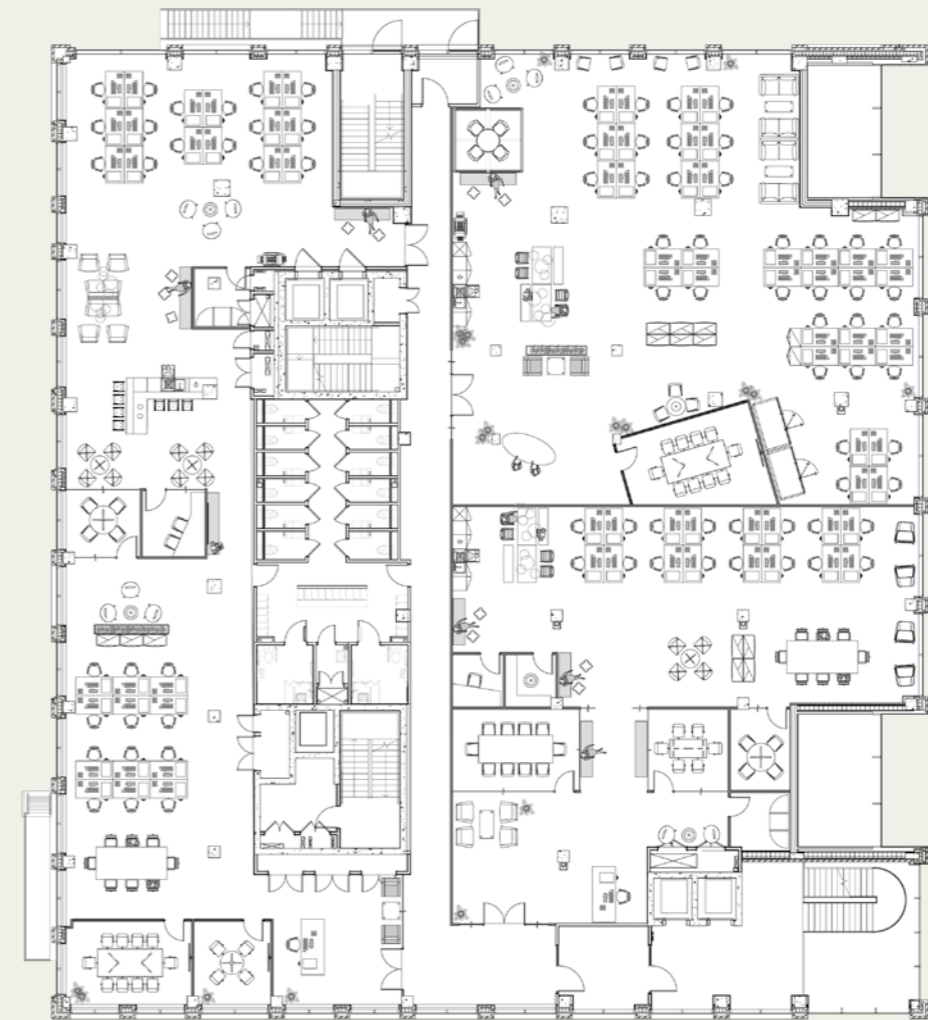
Two split (Media) From 4,284 sq ft

Left wing		Right wing	
37x	Headcount	71x	Headcount
4x	Meeting Rooms	10x	Meeting Rooms
16x	Soft Seating Areas	4x	Soft Seating Areas
2x	Breakout area / Tea Point	2x	Breakout area / Tea Point



Three split (Media) From 3,078 sq ft

Left wing		Right wing (Top)		Right wing (Bottom)	
37x	Headcount	35x	Headcount	33x	Headcount
4x	Meeting Rooms	4x	Meeting Rooms	3x	Meeting Rooms
16x	Soft Seating Areas	2x	Soft Seating Areas	4x	Soft Seating Areas
2x	Breakout area / Tea Point	2x	Breakout area / Tea Point	2x	Breakout area / Tea Point



Pocket Living

Pocket Living, a private developer, is one of the fastest growing companies in the UK. A private developer with a difference, Pocket Living delivers homes for the capital's city makers.

Part of the Related Group of Companies Pocket Living is widely recognised as an innovator in the housing industry delivering well designed homes for the capital's city makers, the middle-earning Londoners who make the city tick, in buildings designed by award winning architects.

Pocket sell well-designed discounted one-bedroom homes. They're only sold to first time buyers who live or work locally and are always sold with a discount of at least 20% to the other one bed apartments in the area. Buyers own 100% of their home from day one.

More recently Pocket Living set up a new division, Pocket Edition. These homes are available to all with no restrictions. They meet the needs of city makers looking for more living space and are designed to the highest specification.

Standing 13 floors tall, Bollo Lane W4, Ealing, is due for practical completion in Summer 2019, delivering 84 one-bedroom Pocket homes as well as 28 Pocket Edition, one two and three-bedroom meticulously designed apartments with access to two spacious landscaped roof terraces.



Pocket living design award-winning buildings from the inside out, combining craft with function.

A collection of modern homes that feel light, bright and cleverly thought through.



Places of interest

Chiswick Works is situated behind Chiswick Park on Bollo Lane. South Acton, Gunnersbury and Chiswick Park stations are all within a 10 minute walk, providing access to the District, Piccadilly and London Overground lines. The surrounding area also has an abundance of restaurants, bars and green spaces.

Chiswick Business Park

- 01 Virgin Active
- 02 The Bollo Pub
- 03 Starbucks, Chiswick Park
- 04 The Union Chiswick, Chiswick Park
- 05 Moot Bar & Restaurant, Chiswick

Chiswick High Road

- 06 High Road House (Soho House)
- 07 Faanos
- 08 Hedone
- 09 Yama Sushi
- 10 The Lamb
- 11 The Crown and Anchor
- 12 Franco Manca
- 13 Zizzi's
- 14 Bill's
- 15 The Roebuck
- 16 La Trompette
- 17 Vinoteca Chiswick



Contact

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Frost Meadowcroft

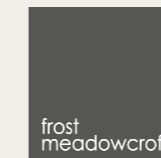
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