

CHISWICK GATE  
LONDON W4



4 NEW COMMERCIAL B1 OFFICE SUITES TO LET/FOR SALE  
SHOW SUITE AVAILABLE TO VIEW



2 LA TROMPETTE



3. HIGH ROAD HOUSE



10. CHISWICK HOUSE & GARDENS



**PROPERTY ADDRESS:** Chiswick Gate, Concord Court, Burlington Lane W4 2RJ

## LOCATION

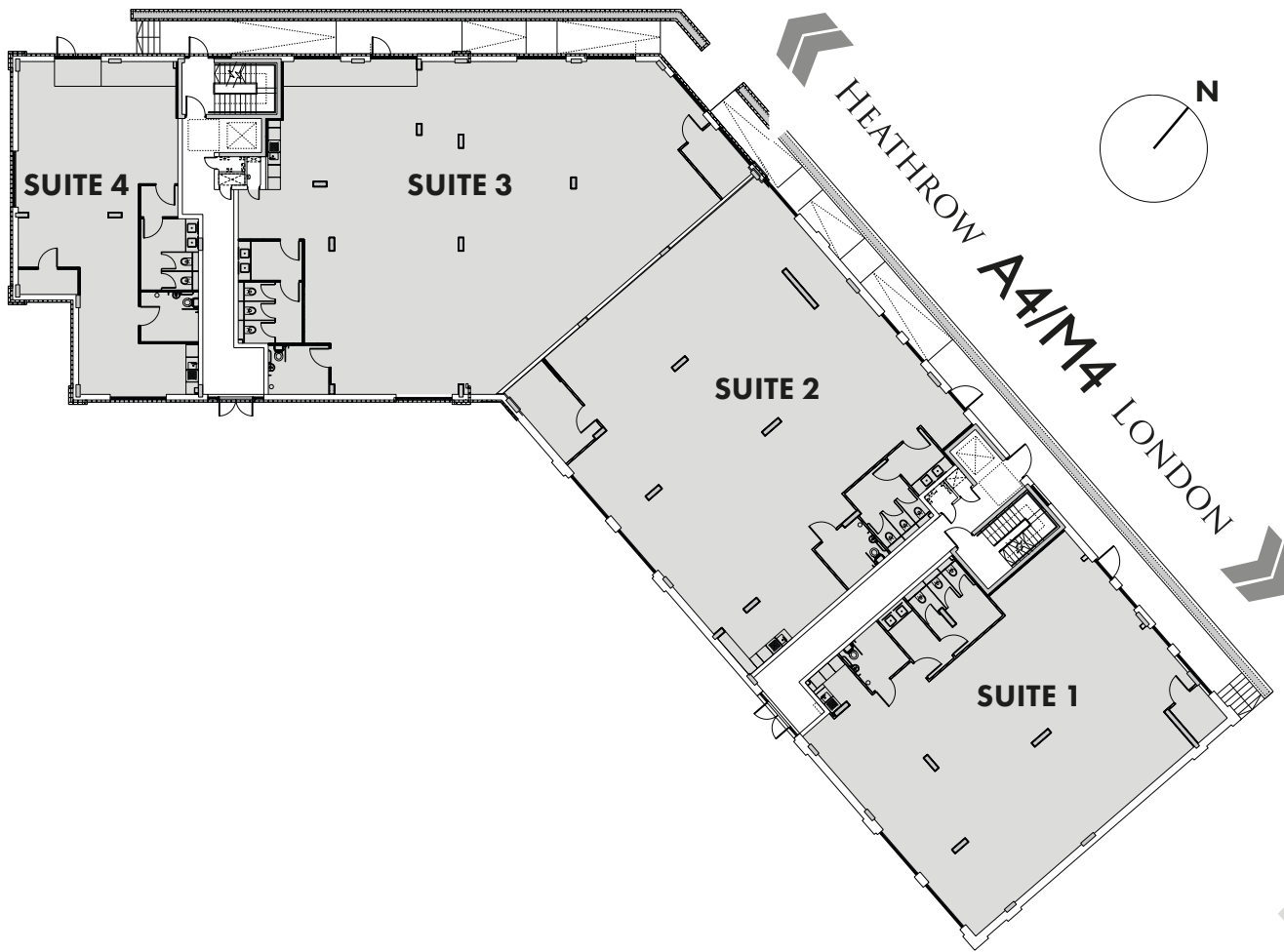
This mixed-use scheme by Berkeley is situated adjacent to the A4 Great West Road in Chiswick close to the junction with the Hogarth roundabout and the famous Fullers Brewery site. The bars and restaurants and central Chiswick can be accessed via the nearby Devonshire Road.

A short walk from Chiswick Gate takes you into the heart of the oldest parts of Chiswick alongside the banks of the River Thames. Turnham Green underground station (District & Piccadilly lines) and Chiswick mainline stations are both within walking distance of Chiswick Gate.

The A4/M4 provides direct access to the West End, Heathrow Airport and the M25.

## LOCAL OCCUPIERS

1. Premier Inn
2. Chiswick House & Gardens
3. New Chiswick Pool - Gym
4. Mawson Arms & Fullers Brewery
5. La Trompette Restaurant
6. High Road House
7. Space NK
8. Côte Brasserie
9. Metropolis Studio (Recording Studios)
10. Marks & Spencers Food
11. Waitrose
12. Sainsbury's Superstore



A316 Burlington Lane

	SIZE SQ FT	SIZE SQ M	RENT	PRICE
<b>SUITE 1</b>	2,023 sq ft	188 sq m	£37.50per sq ft	on application
<b>SUITE 2</b>	2,658 sq ft	247 sq m	£37.50per sq ft	on application
<b>SUITE 3</b>	2,982 sq ft	277 sq m	£37.50per sq ft	on application
<b>SUITE 4</b>	1,001 sq ft	93 sq m	£37.50per sq ft	on application
<b>TOTAL:</b>	8,664 sq ft	805 sq m	£37.50per sq ft	on application



## DESCRIPTION

This newly developed mixed-use scheme will comprise 4 ground floor commercial office suites.

## AMENITIES

- Raised floors
- Disabled WCs,
- Shower and toilet facilities



## TRANSPORT LINKS

### Underground from Turnham Green Station

Victoria .....	22 mins
Paddington .....	23 mins
King's Cross St Pancras .....	31 mins
Heathrow Airport T1, T2 and T3 .....	30 mins

### Overground from Chiswick Station

Clapham Junction .....	14 mins
Vauxhall.....	25 mins
Waterloo.....	27 mins
Victoria.....	31 mins
Charing Cross .....	41 mins

## LONG LEASEHOLD SALE

The entire property or individual office suites are also available for sale.  
Prices are available on application to the sole agent.

## PARKING

10 secure parking spaces available on site

## RATES

To be assessed

## SERVICE CHARGE

On application

## EPC

To be assessed

## VAT

VAT will be applicable to the rent

## FOR FURTHER INFORMATION PLEASE CONTACT SOLE AGENTS

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**Berkeley**  
Designed for life

