



FLEXIBLE OFFICE OPPORTUNITY

CHISWICK PARK

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





**OCCUPIERS INCLUDE:** CBS News, Discovery Channel, Haliburton, Starbucks, Pokémon, France Telecom, Foxtons, MicroStrategy, Teletext, PepsiCo, Singapore Airlines and Danone

## DESCRIPTION

The offices are part third floor of Building 5, totalling 1,500 sq ft (25 desks) and are available on flexible terms on a desk by desk basis. Included in the total costs are: rent, business rates, service & estates charge, furniture to spec, dedicated fibre lines, VOIP telephone lines, services and cleaning.

### 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
- Full access raised floor with 400mm void

### ACCOMMODATION:

1,500 sq ft (139.35 sq m)

### TOTAL COSTS:

£480 per desk p.c.m.

### TERMS:

Flexible terms to be agreed on a desk by desk basis.

### EPC:

Rated C (75)

## 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.

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.

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.



020 8748 1200

**Shaun Wolfe**

**Jack Realey**

swolfe@frostmeadowcroft.com  
jrealey@frostmeadowcroft.com  
www.frostmeadowcroft.com

**frost  
meadowcroft**