

BUILDING 4 | Chiswick Park | 566 Chiswick High Road | London | W4 5YA



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.

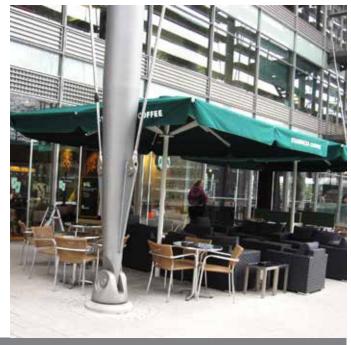
OCCUPIERS:

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

DESCRIPTION:

The offices are on the ground floor of Building 4 set in the attractive grounds of Chiswick Park. They comprise 5,675 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 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.

THE FACTS

TOTAL:

5,675 sq ft (527.2 sq m)

RENT:

£48.50 per sq ft

TERMS:

Available by way of an assignment of the existing lease expiring in September 2024. There is tenant onlyoption to break the lease on the 8 September 2019

SERVICE CHARGE:

Building £5.49 per sq ft Estate £1.91 per sq ft (total including Buildings and Estate Charge £7.40 per sq ft)

RATES:

£11.16 per sq ft (2015/16) 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

















