

6,440 SQ. FT OF PRIME,
SELF-CONTAINED OFFICE
SPACE, ON THE EDGE OF
GUNNERSBURY TRIANGLE
AND ADJACENT TO CHISWICK
PARK STATION WITH A WEALTH
OF TRANSPORT CONNECTIONS.



The Penrose is an individual. A distinct space with remarkable natural light, a 5 minute walk from Chiswick High Road and adjacent to Chiswick Park Station.



A view across the brightly lit office.



A view of the main office space.

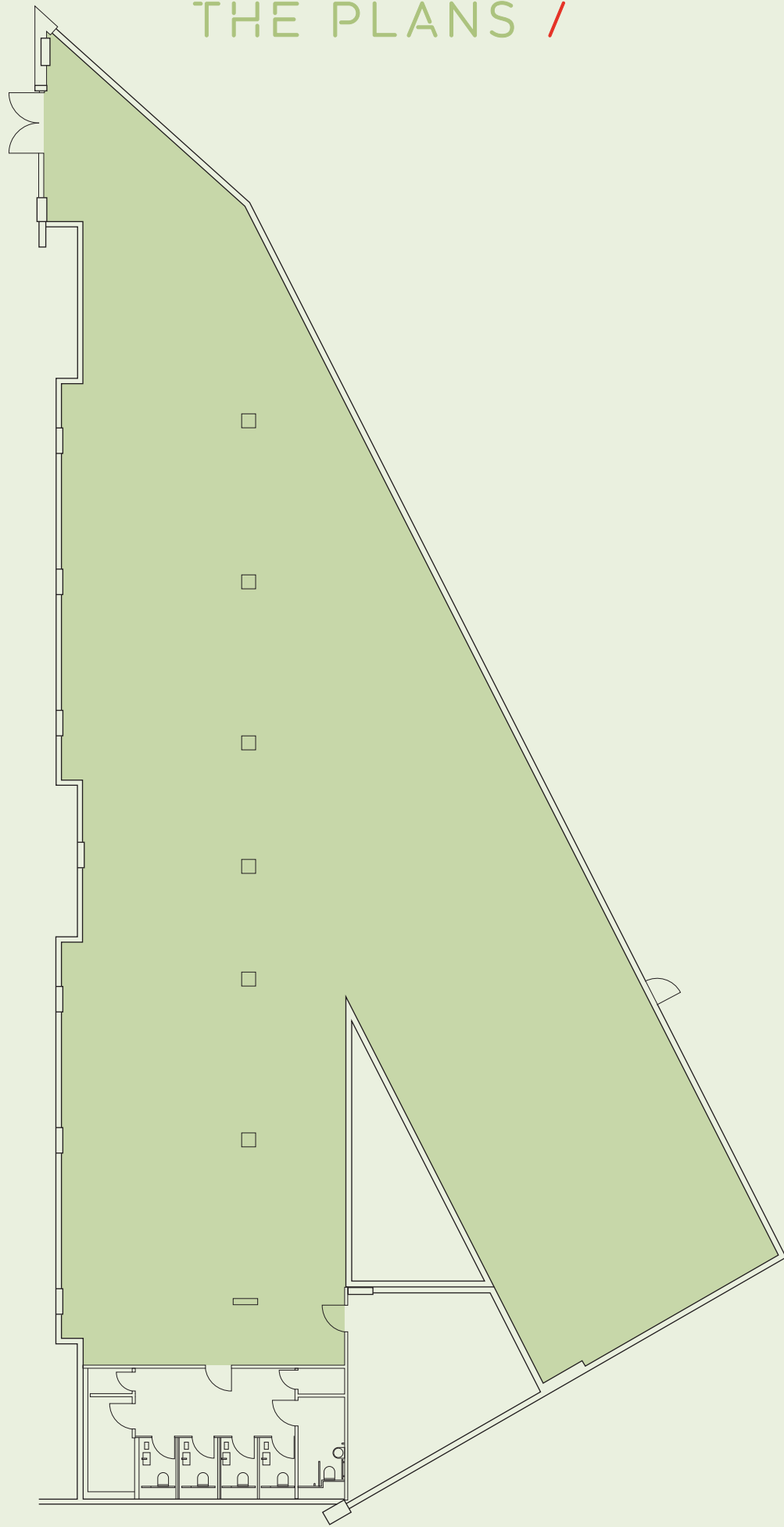


A view of the floor to ceiling windows running along the south wall.

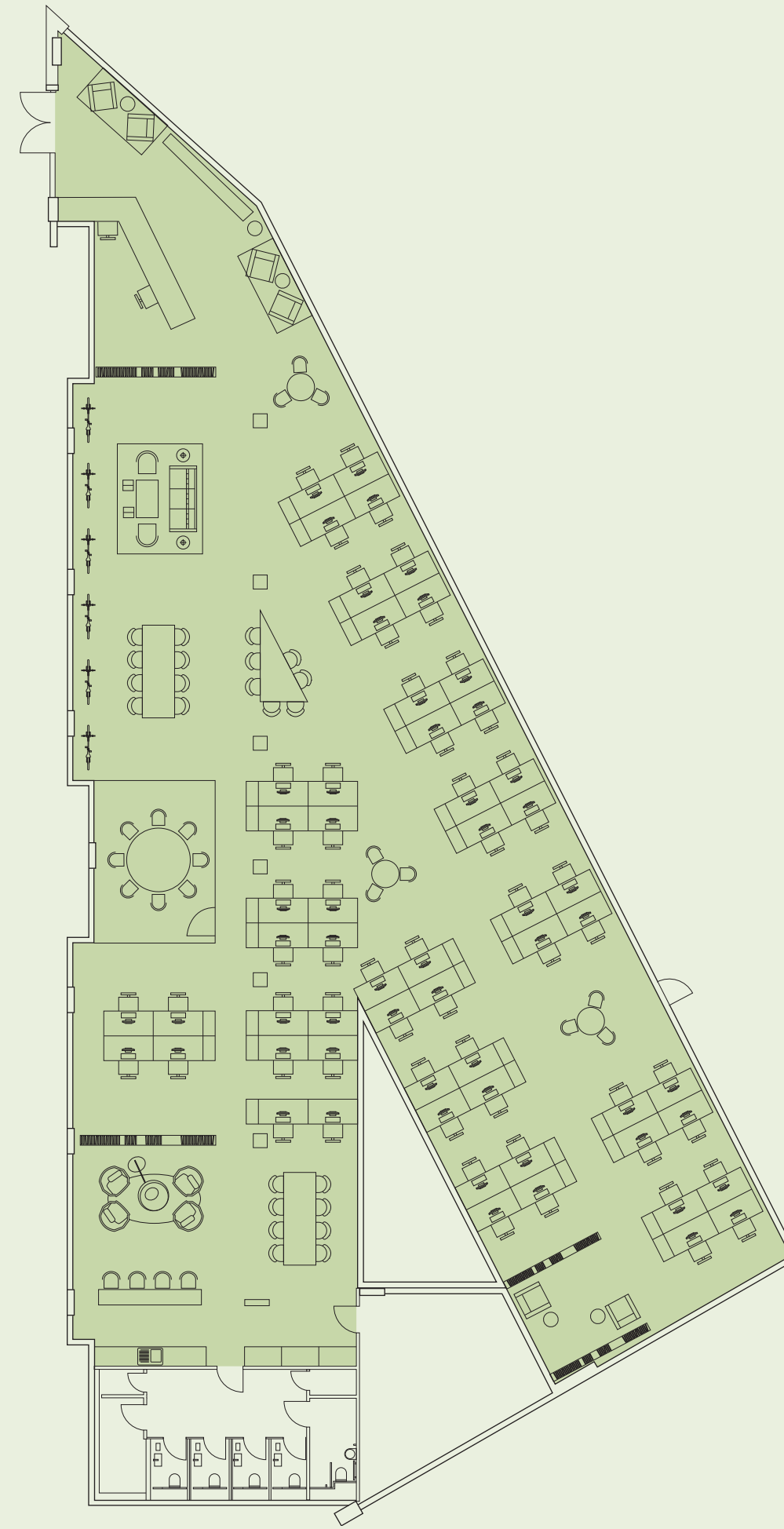
6,440 sq. ft of office space
revelling in natural light provided
by floor to ceiling windows
spanning the entire south wall.

THE DETAILS /

THE PLANS /



FLOORPLAN
 (APPROXIMATE NIA)
 6,440 sq. ft — 598.3 sq. m
 IPMS3
 AVAILABLE ON REQUEST



INDICATIVE LAYOUT

Open work stations: 58
 Reception work stations: 2
 TOTAL: 60

Reception area: 4
 Break-out space: 33
 Meeting room (8 person): 1



SPECIFICATION /

1.1

Key Dimensions

Overall Service Zone
125mm

Overall finished floor-to-soffit
height **2,850mm & 3,000mm**

1.2

Floors & Ceilings

150mm raised floor

Exposed concrete soffits,
treated with concrete paint

High efficiency LED lighting

1.3

Heating & Cooling

Fresh air ventilation and
perimeter heating

1.4

Population Density

1:8m² (at 80% provision)

1.5

WC & Shower Provision

5 x WCs
1 x shower
Lockers and changing facilities

1.6

Car Parking

1 dedicated car parking space

1.7

Sustainability

EPC Rating: A

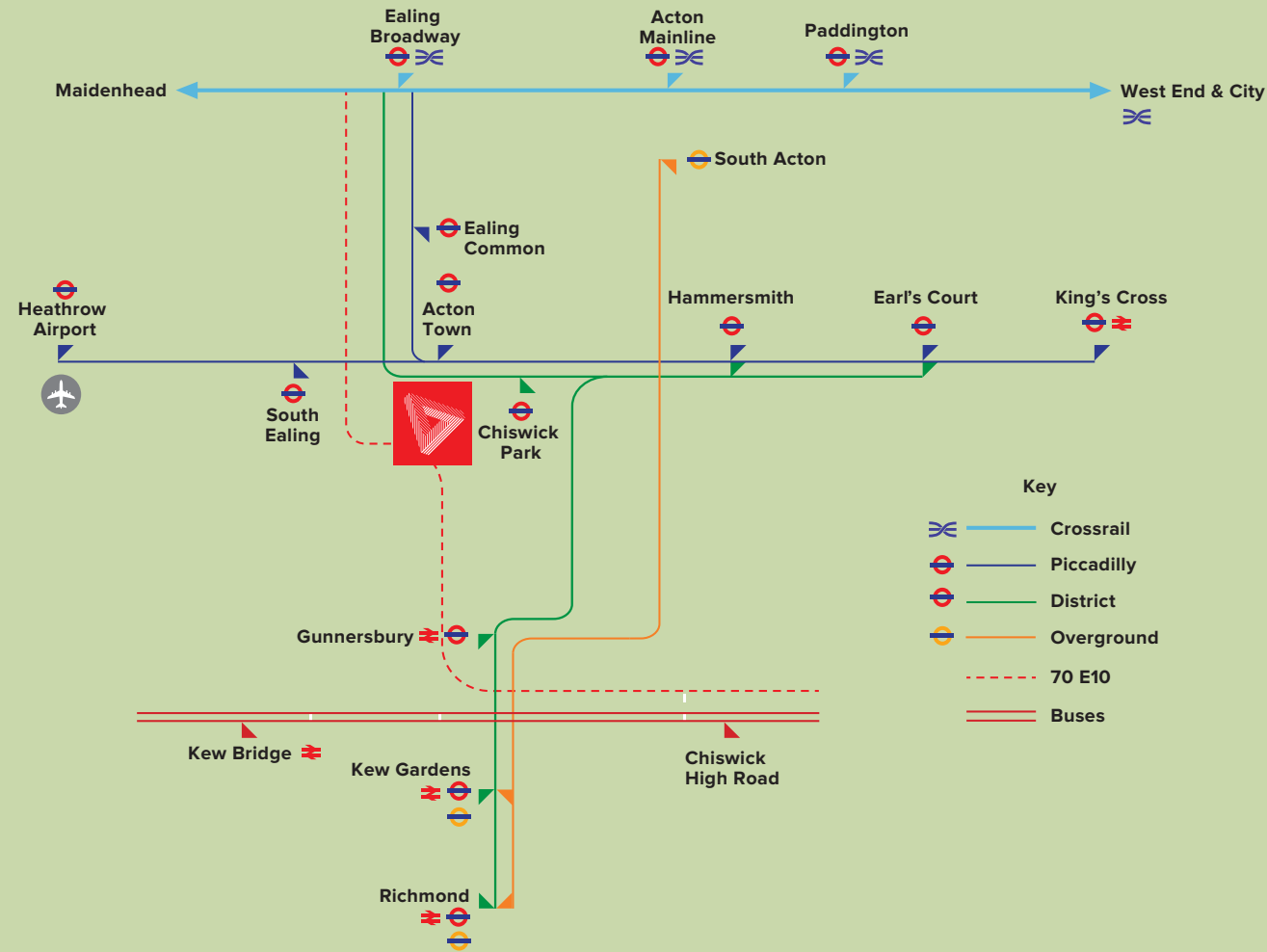
Note: All figures are based on extent of current survey information. All figures based on assumed existing slab levels.

The Penrose's unique design allows glazing to envelope the office space.



CONNECTED /

CONNECTED /

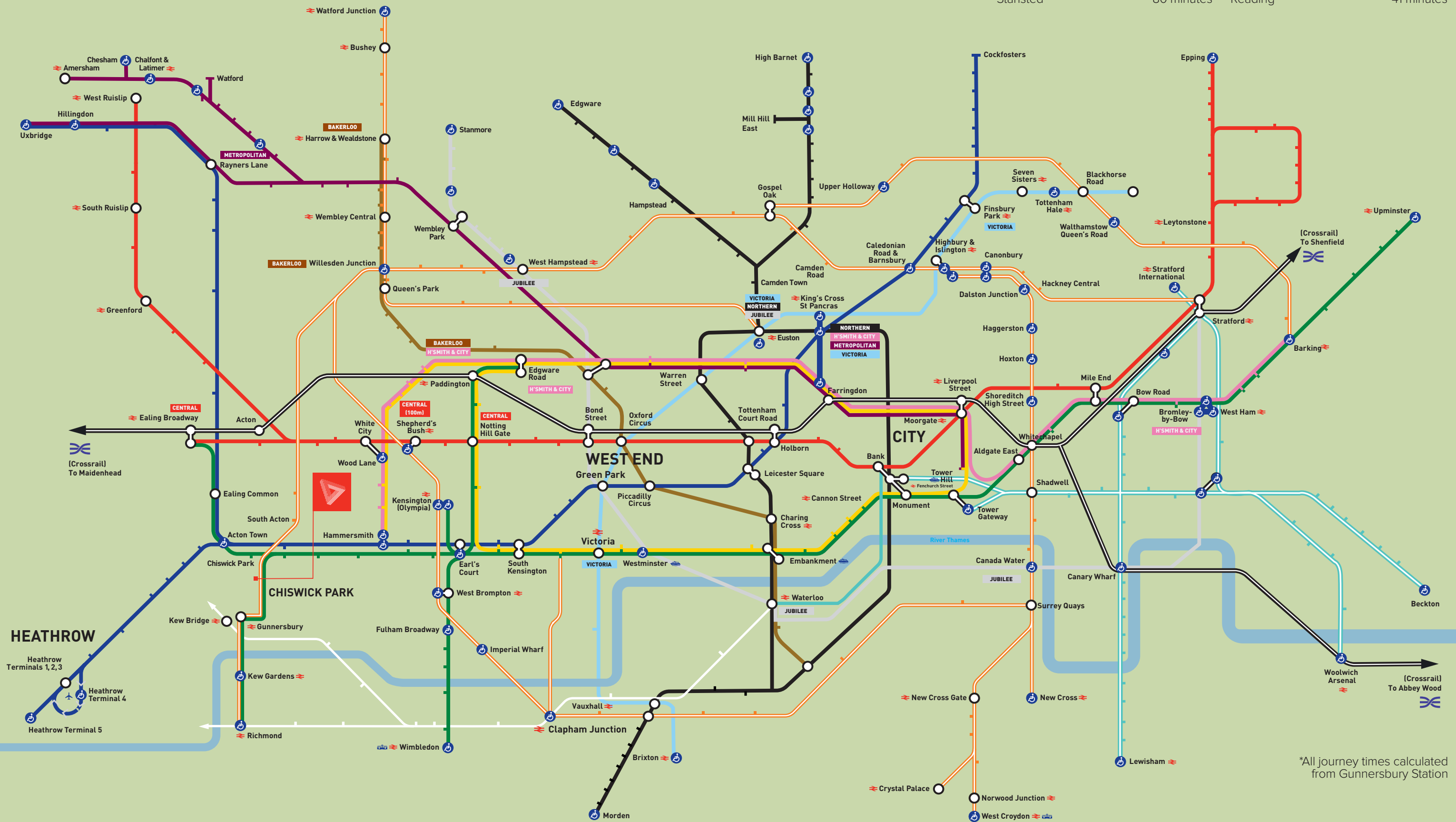


STATION	OVER/UNDER	LINES	TIME
CHISWICK PARK	Underground	District Line	1 minutes
SOUTH ACTON	Overground	London Overground	8 minutes
GUNNERSBURY	Both	London Overground/District Line	10 minutes
ACTON TOWN	Underground	Piccadilly and District Lines	17 minutes
KEW BRIDGE	Overground	South West Trains Waterloo/Clapham Junction	23 minutes

The Penrose benefits from excellent connectivity to the London Underground and National Rail network. Green Park is accessible in 21 minutes and Heathrow within 40 minutes.

KEY TRAIN TIMES /

SELECTED UNDERGROUND STATIONS*		PRINCIPAL MAINLINE STATIONS	
Earl's Court	13 minutes	Clapham Junction	15 minutes
Knightsbridge	17 minutes	Victoria	20 minutes
Green Park	21 minutes	Paddington	23 minutes
Holborn	27 minutes	Waterloo	26 minutes
Bank	40 minutes	King's Cross/St Pancras Int.	31 minutes
PRINCIPAL INTERNATIONAL AIRPORTS		CROSSRAIL (from Ealing Broadway – 2019)	
London Heathrow	37 minutes	Paddington	7 minutes
London Gatwick	51 minutes	Tottenham Court Road	12 minutes
Luton	57 minutes	Liverpool Street	18 minutes
City	61 minutes	Canary Wharf	25 minutes
Stansted	80 minutes	Reading	41 minutes



*All journey times calculated from Gunnersbury Station

ON YOUR DOORSTEP /

Chiswick High Road is celebrated for its independent shops, diverse restaurants, boutique hotels and leafy surroundings.



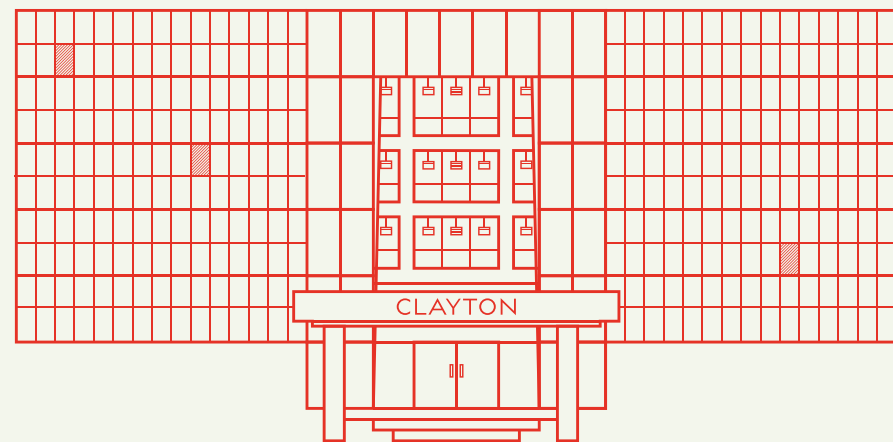
Bar/Restaurants: 18



Train/Tube Stations: 3



High Road House



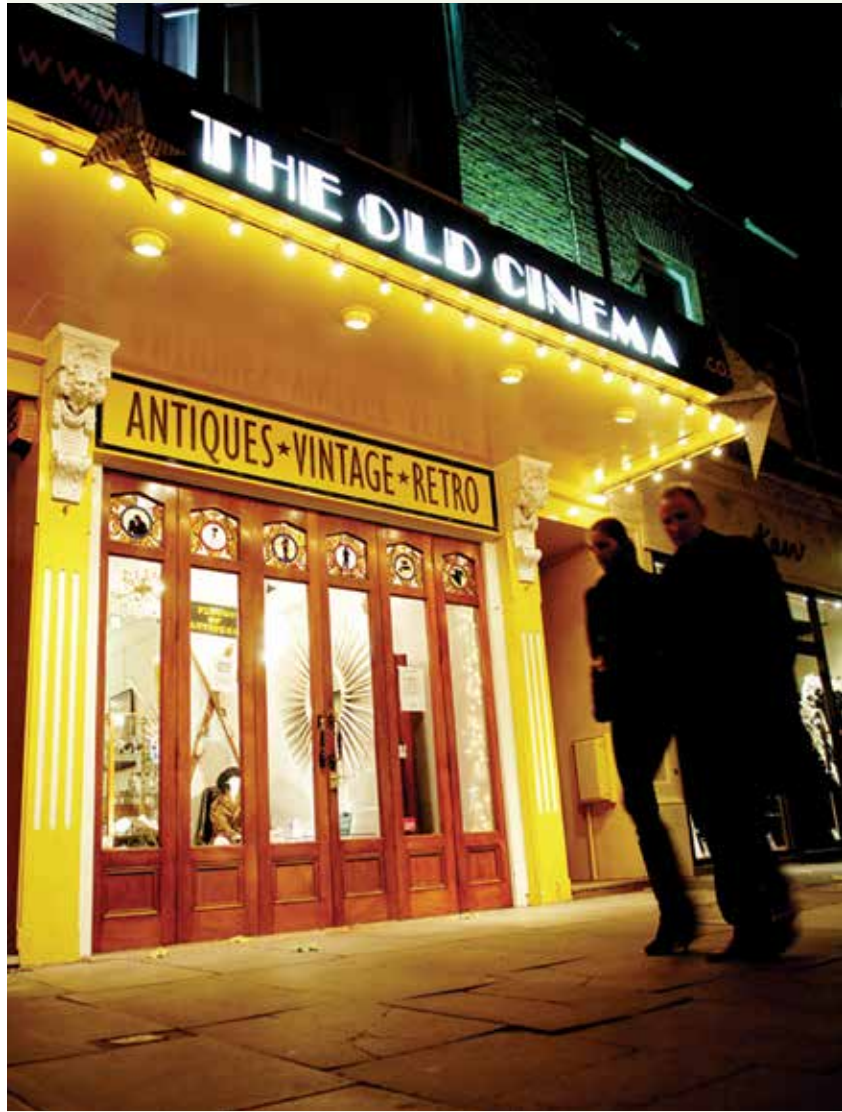
Hotels: 3



OUT & ABOUT /



- **HOTELS**
 - 1 High Road House
 - 2 Clayton
 - 3 Hilton London Syon Park
- **RESTAURANTS**
 - 1 Bill's
 - 2 Jackson and Rye
 - 3 Franco Manca
 - 4 Sam's Brasserie & Bar
 - 5 La Trompette
 - 6 High Road Brasserie
 - 7 Carluccio's
 - 8 Zizzi
 - 9 Gail's Artisan Bakery
 - 10 Byron Burger
 - 11 Hedone (2016 Michelin Star)
 - 12 Pho
- **PUBS**
 - 1 Smokehouse
 - 2 The Gunnersbury
 - 3 The Old Pack Horse
 - 4 The George IV
 - 5 The Pilot
 - 6 The Bollo House
 - 7 Crown and Anchor
 - 8 The Roebuck
 - 9 The Packhorse & Talbot
- **GENERAL**
 - 1 Waitrose
 - 2 Sainbury's
 - 3 Evans Cycles
 - 4 Little Cherubs Nursery
 - 5 Banana Moon Day Nursery
 - 6 Marks & Spencer
 - 7 Hot Bikram Yoga
 - 8 Chiswick Barrecore
 - 9 Roko Health Club
 - 10 Shepherds Bush Market
- **Chiswick Park**
 - 1 Starbucks Coffee
 - 2 Virgin Active Health Club
 - 3 Moot Bar & Restaurant
 - 4 WHSmith
 - 5 Go Chisou
 - 6 WOLF
 - 7 Source Food
 - 8 Starbucks Coffee
 - 9 The Union Bar & Grill
 - 10 ATM Machine
 - 11 Kafe 23
 - 12 Events Plaza



EXPLORE /

Adjacent to The Penrose is Chiswick Park which has been attracting leading global companies for over fifteen years. These companies seek a place that differentiates them from the norm allowing their talented staff and brilliant businesses to flourish.

“IF YOU ENJOY WORK,
YOU DO BETTER
WORK. IF YOU DO
BETTER WORK,
YOU HAVE A
BETTER BUSINESS”

Shepherd's Bush

Westfield

Chiswick Park

Hyde Park

The City

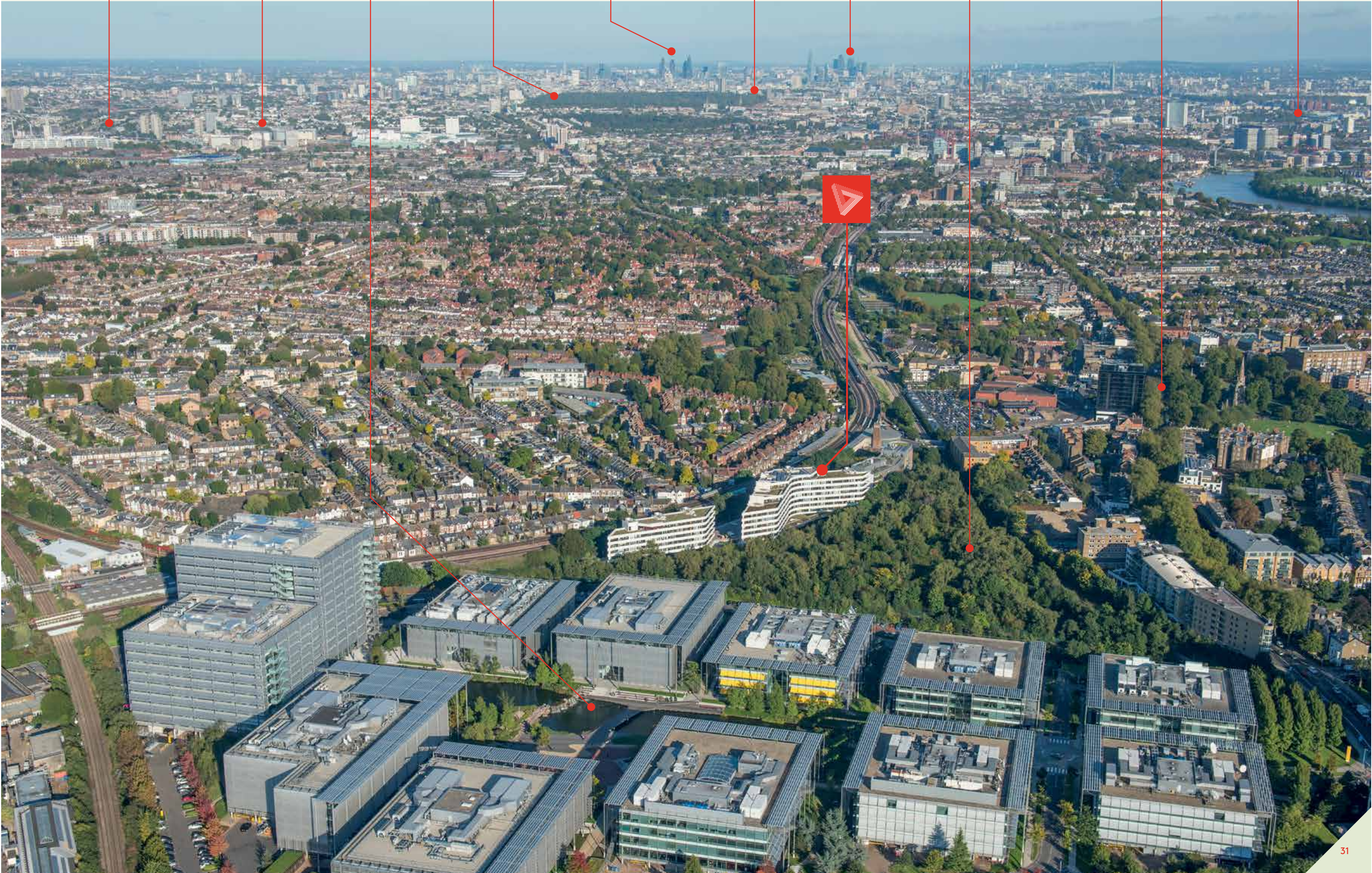
Mayfair

Canary Wharf

Gunnersbury Triangle

Chiswick High Road

Fulham







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