

# CHISWICK PARK



5,675 sq ft

A fully fitted office available for immediate occupation

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





*This photo (circa May 1926) shows the invitation to return to work posted at the Chiswick bus depot at the end of the General Strike (now the site of Chiswick Park).*

## 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







## 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.

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.

## VIEWING:

By appointment with joint sole agents:



**Simon Knight**  
simon.knight@montagu-evans.co.uk



**David Cuthbert**  
dcuthbert@hanovergreen.co.uk



**Shaun Wolfe / Justin Clack**  
swolfe@frostmeadowcroft.com  
jclack@frostmeadowcroft.com  
www.frostmeadowcroft.com