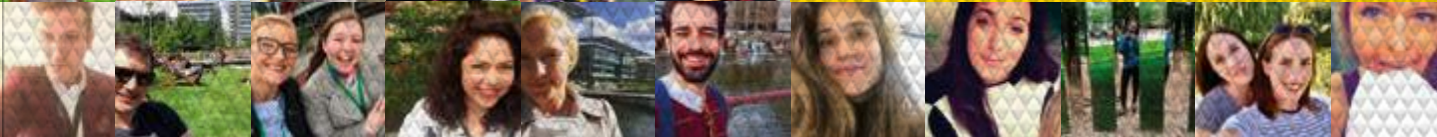


**THE WORLD OF
CHISWICK PARK
#ENJOY-WORK**



ENJOY-LDN
ENJOY-EVENTS
ENJOY-FOOD
ENJOY-PEOPLE
ENJOY-ART
ENJOY-NATURE
ENJOY WORK

People who enjoy where they work are more **productive and loyal**. It's around this central idea that we at Chiswick Park base our **'Enjoy-Work'** philosophy, which for more than 15 years has been **supporting market and world-leading companies**.

CHISWICK PARK
#ENJOY-WORK



E
E
E
E
E
E

100+

The number of events that were held at Chiswick Park last year

>60%

The amount we managed to reduce our carbon footprint from 2016-2017

13

The number of Fortune 500 companies located at Chiswick Park

100%

The amount of green waste generated at Chiswick Park that is recycled and used again as compost on plants and shrubs around the park



The Chiswick Park firework display.



ENJOY-WORK

AMENITIES
AND
ACTIVITIES

[
K
E
F
W
M
]



140

The number of Enjoy-Work team members running the Park on a day-to-day basis

86%

The proportion of people who believe the physical environment at Chiswick Park adds value to their work life

The annual giant zip-wire across the park.

ONECARD

A ONECARD is given to guests when they move to Chiswick Park. The ONECARD provides offers and substantial discounts across selected shops, restaurants and services in the local area.



20%
the average discount offered by local companies to guests in possession of a ONECARD



WHY

Enjoy-Work is a unique organisation – grounded in service, passion, commitment and innovation. It is founded on a profound belief that every single element and person involved in the running of this business community contributes to the success of the companies operating here. The on-site Enjoy-Work team organises a wide range of activities to entertain, stimulate and engage.



64
the number of current ONECARD Partners



COLLABORATION

We work to provide opportunities to try something new, to bring people together with common interests, to connect like-minded individuals who share similar passions. On a personal level, this allows individuals to develop new skills and broaden their horizons. On a professional level it helps employees network and build connections which are personal, as well as beneficial to their employers.

We firmly believe that the role of collaboration, socialising, learning and physical environment fosters greater innovation and creativity in the workplace. If people enjoy work, they do better work. If they do better work you have a better business.



Enjoy-Work
Jul 25
It's all about teamwork if you want to win!
#winners
78 152 1,290



SEMINARS & LESSONS

Enjoy-Work's extensive timetable of events, classes and clubs is designed to engage a diverse range of interests, passions and skills, as well as encourage collaboration and personal development.

From evening classes in creative writing and languages, sports leagues and running clubs, to concerts and circuses in the piazza; the year round programme provides our guests with a unique opportunity to collaborate, learn and be entertained.

SURPRISE & ENGAGE

Enjoy-Work is a property management company with a difference – grounded in service, passion, commitment and innovation. We provide a constantly evolving set of programmes and services to engage and enthuse the people who work here. Finding new and surprising ways to keep our guests entertained and engaged is one of our favourite pastimes.



Enjoy-Work
Aug 14
What were you expecting today at work?
#downtherabithole
36 131 960



FOOD & EVENTS

Our year-round events programme is central to developing a strong sense of community that exists within Chiswick Park and the wider environment. The variety and approach of the programme has been created to add value to the working lives of our guests through team building, entertainment, well-being, developing new skills, physical exertion and creative thinking.

Food & Events at Chiswick Park have seen our guests, their families and the wider community achieve Guinness World Records in a lunch hour, watch spectacular performances from around the world, sample a range of eclectic street-food on a weekly basis, try a huge range of exciting activities from adrenaline-fuelled life-size table football to more sedate geese herding, as well as raising tens of thousands of pounds for charity.



Enjoy-Work
Mar 14
Work off your lunch at the Virgin Active at #ChiswickPark #getfitordietrying
36 72 493

WELL-BEING, HEALTH AND RELAXATION

We understand that time and personal commitments do not always allow individuals to commit long term and so we have devised a series of programmes with flexibility in mind, to allow all individuals to focus on their health and well-being when it suits them.

We at Enjoy-Work have created an environment that supports our guests as individuals. We understand that happy people are more committed, more creative, and more productive.

THE ENVIRONMENT

At Enjoy-Work, we think of CSR as Enjoying Tomorrow because it neatly sums up our approach to caring for the environment and making a positive difference to our guests and communities. Whatever we do today will have an impact on tomorrow, whether that be eliminating waste to landfill, or offering practical work placements to local students. All events and activities are either free or subsidised, designed to help our guests achieve their CSR targets as easily and effectively as possible.

We believe that businesses should be doing everything they can to make the world a better place. It takes passion and the commitment of a dedicated team. We fully support our guests in each their individual projects.



PARK-WIDE AMENITIES

starbucks_chiswickpark



♥ 435 Likes
Andrea! He won the West London District Barista Championship...

innagir13



♥ 676 Likes
Delicious burger for lunch today from @eatthefarm just sooo tasty!

CP_EW



♥ 559 Likes
Basking in Chiswick Park's glorious sunshine

rene_monique_xx



♥ 427 Likes
I love prawns @gochisou #bento #ilovebento #katsu #gochisou

chiswickpark



♥ 776 Likes
Front flip!

mattzard



♥ 437 Likes
mattzard Dinner outside

marcarittas



♥ 853 Likes
marcarittas Some Friday Fun!

BahnMi



♥ 512 Likes
Banh Mi? Banh you.

bradleysimmonds



♥ 485 Likes
STRETCH AND ROLL Something we neglect far too often.

mootbar



♥ 593 Likes
mootbar Come and meet Jaime, our lovely new Canadian barista!

streetdots



♥ 373 Likes
G'day! It's risotto ball time from @arancinibrothers

wolfstreetfood



♥ 590 Likes
wolfstreetfood Our Porchetta ham is not one to be missed.

Kafe 23



♥ 632 Likes
Morning Coffee anyone?

Patsnap



♥ 389 Likes
Patsnap Throwback "it's a knock out" organised by the fab @chiswickpark team!

chiswickpark



♥ 805 Likes
Every Thursday we offer Facial Rejuvenation & Reflexology onsite #FastTrackToBliss #booknow

AMENITIES

- A Starbucks Coffee
- B Enjoy-Work Office
- C Virgin Active Health Club
- D Moot Bar & Restaurant
- E WHSmith
- F Go Chisou
- G WOLF
- H Source Food
- I Starbucks Coffee
- J The Union Bar & Grill
- K ATM Machine
- L Kafe 23
- M Events Plaza
- N Little Cherubs Nursery
- O Bus Stop



Acton Town



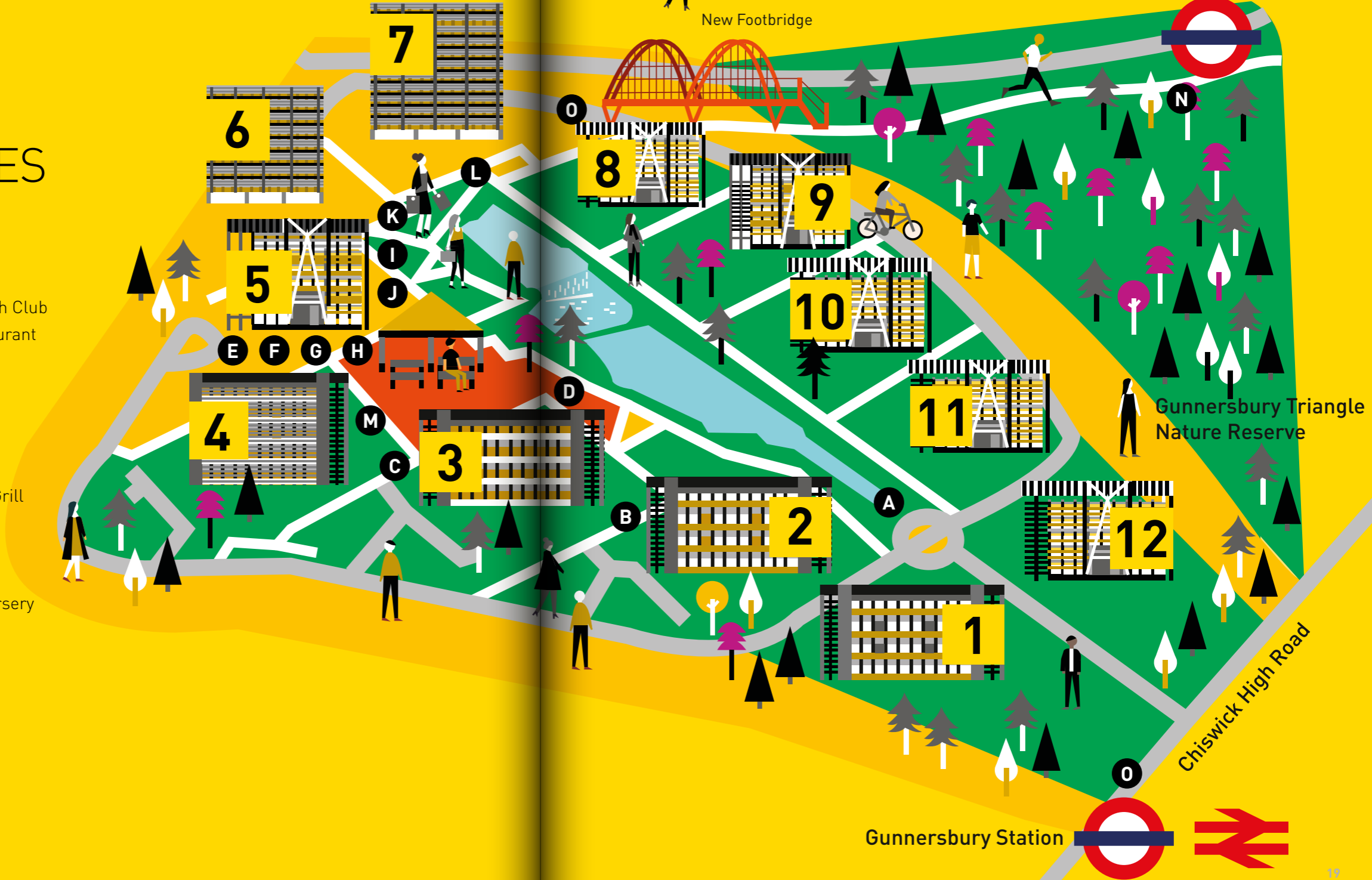
Ealing Broadway
Elizabeth Line

12 minutes (2019)



New Footbridge

Chiswick Park



Gunnersbury Station



Chiswick High Road

Gunnersbury Triangle
Nature Reserve

15
EUROPEAN
HEADQUARTERS

12
BUILDINGS

9
GLOBAL
HEADQUARTERS

1.8
MILLION SQ. FT

CHISWICK PARK
BY THE NUMBERS

> 9,500
PEOPLE ENJOYING WORK

28
UK
HEADQUARTERS

33
ACRES



CHISWICK

LONDON W4
CONNECTED
TO
EVERYTHING

[WHERE]



We got
BEER!
HEINEKEN £4
BAD £4
CRAFT BEER
COMING SOON!

Costa Rica
Rwanda
Guatemala
Sumatra

Peanut Butter
Blondie £3.20
VEGAN!

Castel de Nôva
(custard tart) £2.50

Victoria Sponge
cake £3.50

Red Velvet
Cake £5.50

Gluten Free
Salted Caramel
Brownie £3.20

Belgian
Chocolat granola
bar £1.50

Lemon &
Custard
Slice £3.20

£4.95 £4.95
**SOUP OF
THE DAY:**
Winter White
Veg... Served
with Bourdoux bread

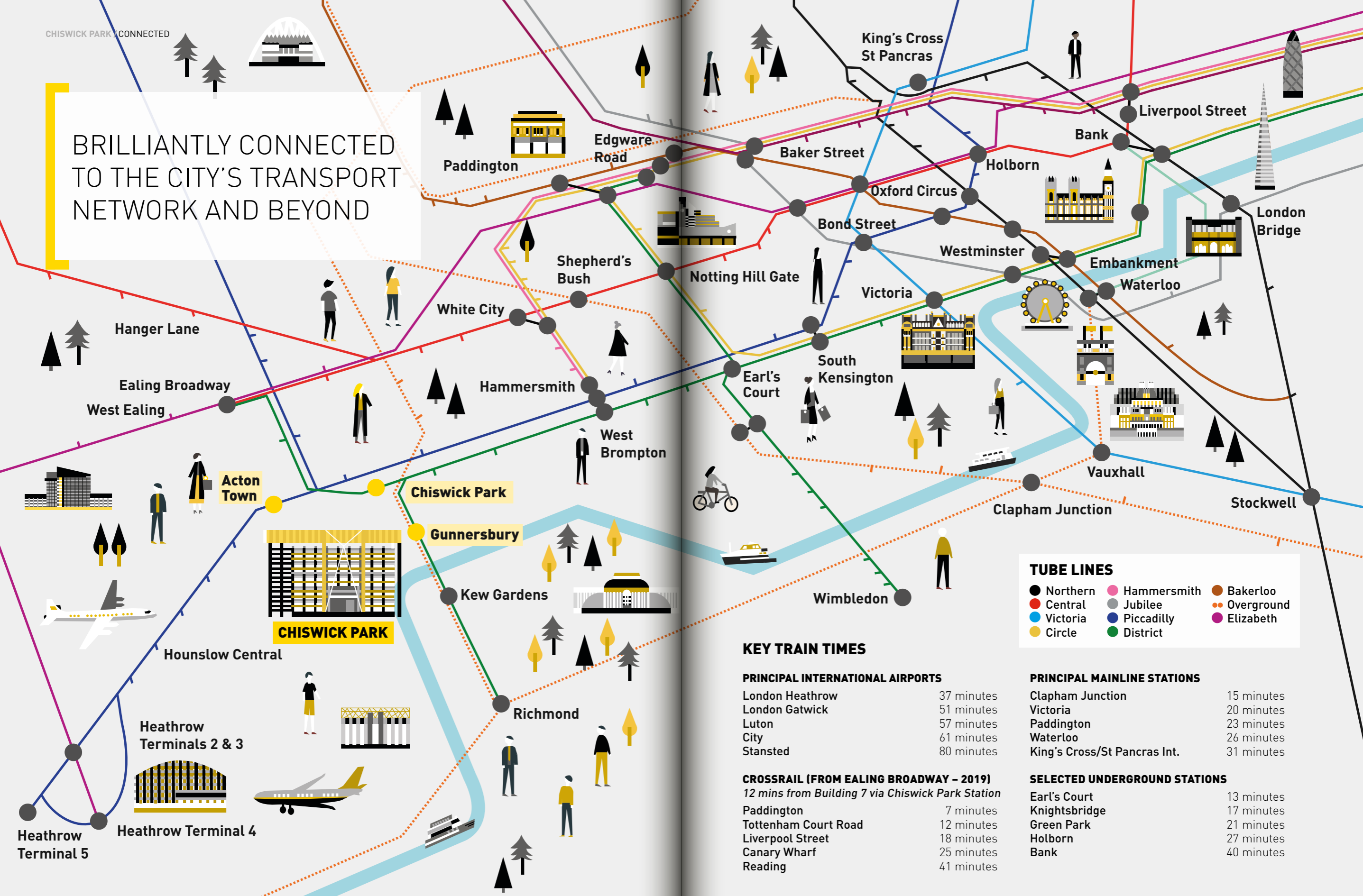
45
Restaurants within
a 20 minute walk

24
Pubs & bars within
a 20 minute walk

2
Michelin starred
restaurants within
a 20 minute walk

CHISWICK PARK CONNECTED

BRILLIANTLY CONNECTED TO THE CITY'S TRANSPORT NETWORK AND BEYOND



TUBE LINES

- Northern
- Central
- Victoria
- Circle
- Hammersmith
- Jubilee
- Piccadilly
- District
- Bakerloo
- Overground
- Elizabeth

KEY TRAIN TIMES

PRINCIPAL INTERNATIONAL AIRPORTS

London Heathrow	37 minutes
London Gatwick	51 minutes
Luton	57 minutes
City	61 minutes
Stansted	80 minutes

PRINCIPAL MAINLINE STATIONS

Clapham Junction	15 minutes
Victoria	20 minutes
Paddington	23 minutes
Waterloo	26 minutes
King's Cross/St Pancras Int.	31 minutes

CROSSRAIL (FROM EALING BROADWAY - 2019)
12 mins from Building 7 via Chiswick Park Station

Paddington	7 minutes
Tottenham Court Road	12 minutes
Liverpool Street	18 minutes
Canary Wharf	25 minutes
Reading	41 minutes

SELECTED UNDERGROUND STATIONS

Earl's Court	13 minutes
Knightsbridge	17 minutes
Green Park	21 minutes
Holborn	27 minutes
Bank	40 minutes



chiswickjoe Aug 12

chiswickjoe A twilight tittle...



jesseneran Jul 12

jesseneran Cocktails, cocktails and more cocktails



thedalstonhermit May 25

thedalstonhermit Lunch al fresco style #glorious



tastinginprogress Jun 2

tastinginprogress tasting in progress



thevintagejess Sep 25

thevintagejess The coolest vintage shop in London



greeneyedjoe Aug 14

greeneyedjoe Just your standard commute to work...



pubaficianado22 Jun 1

pubaficianado22 not bad, not bad at all.



alwayshungry Sep 18

alwayshungry hmm breakfast, lunch or dinner...



rachelpottermore Jul 20

rachelpottermore I can't live without almond croissants!



Roesworld Jul 17



carlitoscray sep 16

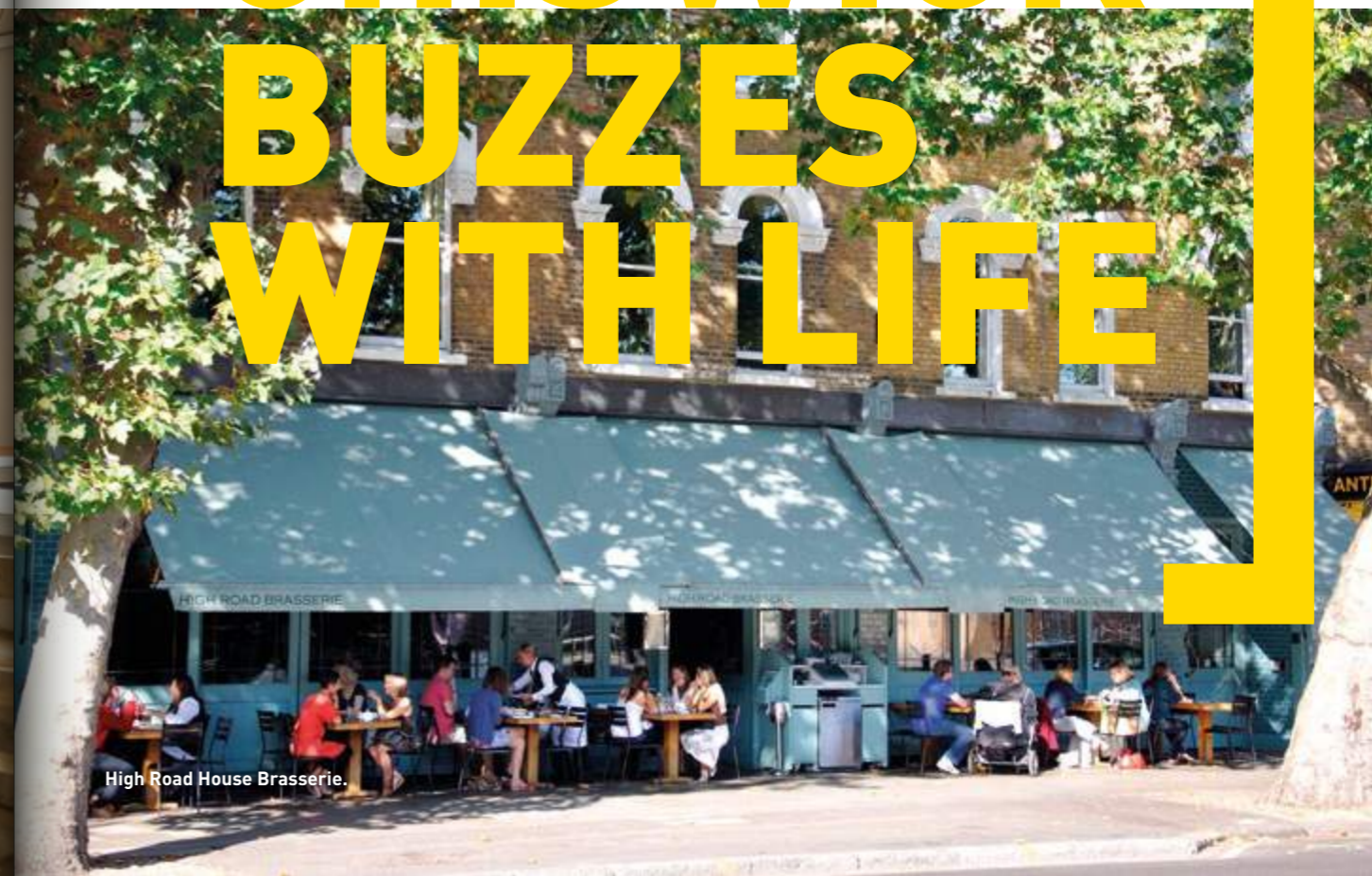


gowerpower Oct 7

TODAY'S CHISWICK BUZZES WITH LIFE



No197 Chiswick Fire Station.



High Road House Brasserie.



malfark Jun 10

malfark The Old Pack Horse (1905), Chiswick High Road, London. Lunch time



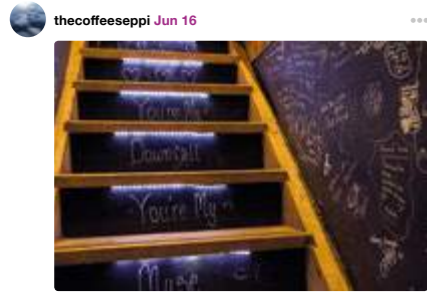
ofaragher Jul 21

ofaragher Picking up my new suit!



Pete123 Sep 19

pete123 smokehousechiswick Smokehouse bar #smokehousechiswick #booze #welovebooze #bar



thecoffeeseppi Jun 16

thecoffeeseppi Rhythm & Brews blackboard stairs



zebedee1901 Aug 14

zebedee1901 A musical museum



Coffeeclub Sep 16

coffeeclub Coffee gets us going #mondayisthebestday



gigitheabouttown Jun 5

gigitheabouttown How do you take your morning coffee?



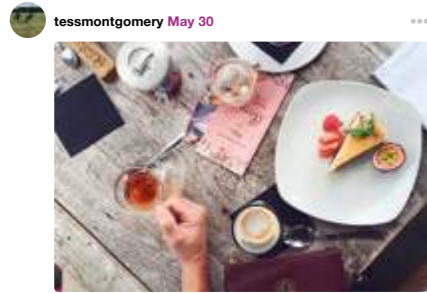
claresid1235 Sep 28

claresid1235 mmmm so much to choose #veganlife



w4explorer Jun 17

w4explorer Morning walks...



tessmontgomery May 30

tessmontgomery passionfruit



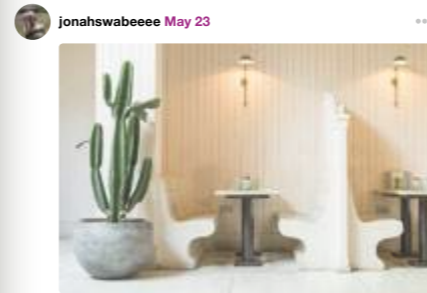
jane_hadden Mar 18

jane_hadden 'When your Sunday lunch' spot is more inspiring than a Pinterest mood board! #sundayvibes #sundaylunch #interiors #interiordesign #pubsoftlondon #designinspiration



Mscott Jul 20

Mscott thebollohouse The Bollo House



jonahswabeeee May 23

jonahswabeeee Cactus me if you can.



lordsamwise Sep 25

lordsamwise Love Chiswick High Street #Chiswick #highstreet #autumniscoming #Love



zoe34556 Jul 10

zoe34556 Cowshed then bed!



pocahontas4343 Jul 20

pocahontas4343 Sundays walking around Chiswick House



protractorsquire Jul 20

protractorsquire The best deli in town #hackandveldt



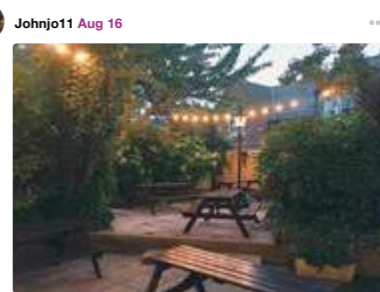
what_shweta_saw Jul 20

what_shweta_saw Always time for gin



hamhamyam Jun 19

hamhamyam Turnham Green in the morning. Fabulous #green



Johnjo11 Aug 16

Johnjo11 garden evening vibes



zeke2424 Jul 29

what_shweta_saw mmmm my fave lunch spot!

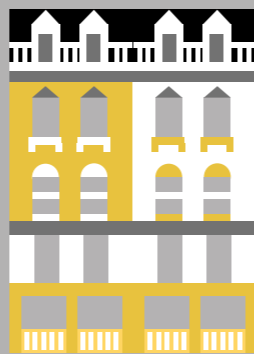
LONDON'S BEST CONNECTED BUSINESS CAMPUS



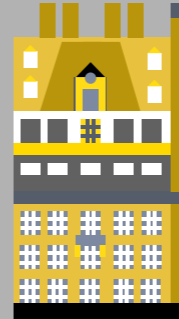
The number of international airports within one hour travel time



The number of minutes by bike to Soho House's High Road House



The number of minutes by the Elizabeth Line from Ealing Broadway to Bond Street



The number of minutes by tube to Green Park and The Ritz



The number of minutes walk to five underground and mainline stations



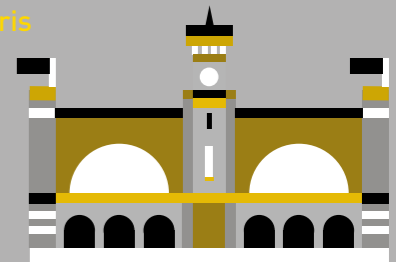
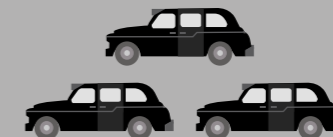
The number of minutes by car to reach London Heathrow's Terminal 5



The number of minutes by tube to St Pancras International Station and trains to Paris and Brussels



The number of minutes by car to the M25



LONDON'S NEWEST SHORTCUT

Arriving in 2019, the much anticipated Elizabeth Line will see travel times vastly reduced across London and beyond. Chiswick Park's impressive new footbridge unlocks a 12 minute travel time to the Ealing Broadway service, which in turn will enable an estimated 23 minute journey from B7 to Bond Street and a 30 minute journey to Liverpool Street.



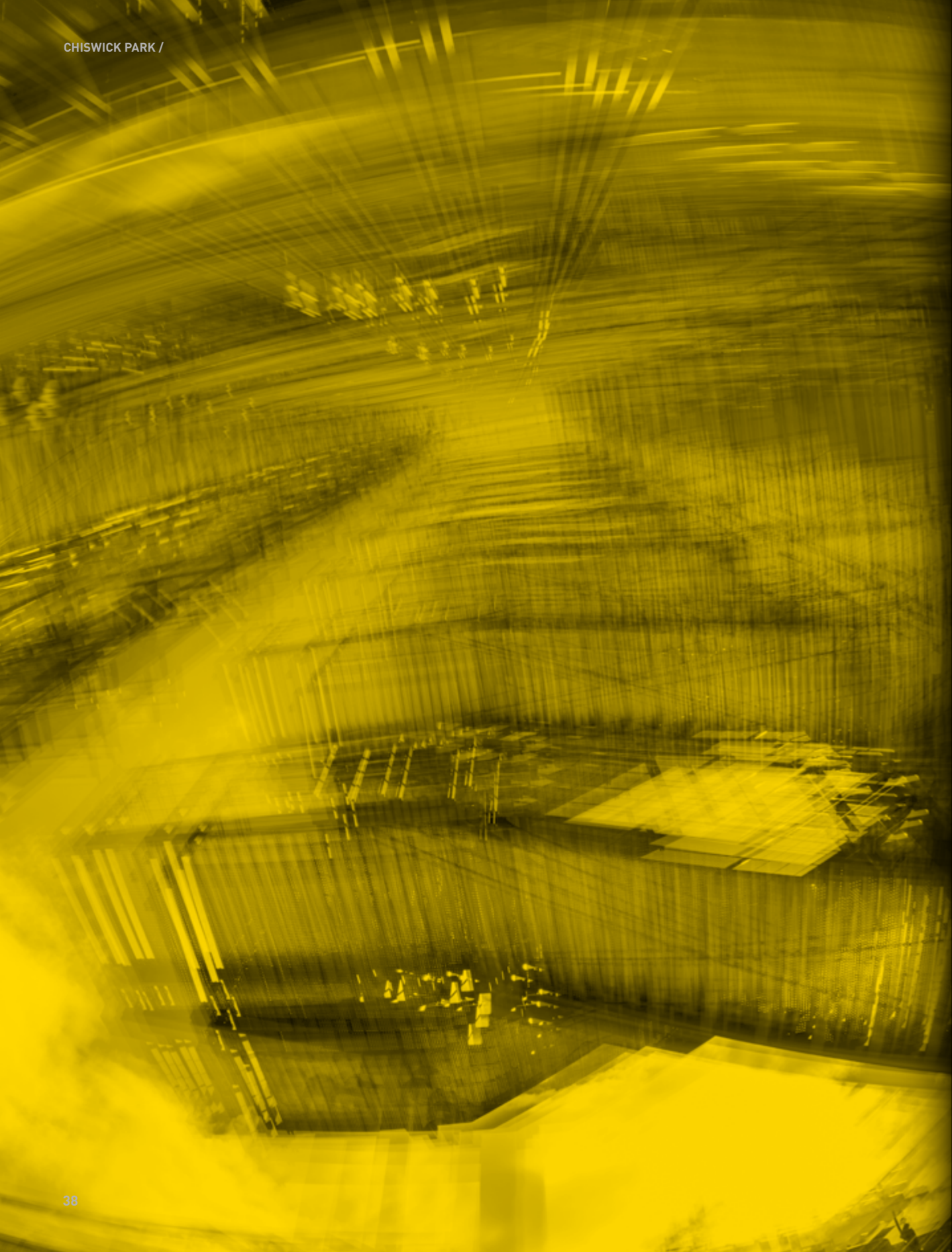
THE ELIZABETH LINE

Due to be completed in 2019

* All travel times obtained from TFL, assuming a 4 minute walk to Chiswick Park station from Building 7

CHISWICK PARK
#LONDON W4

CHISWICK PARK
#ENJOY-WORK



OUR GUESTS

[OFFICE]



> 64

The number of local businesses providing discounts to guests of Chiswick Park via our new District app

82%

The proportion of guests who feel that Enjoy-Work enhances their workplace well-being

IN EXTRAORDINARY COMPANY



BEING PART OF AN AMAZING SUCCESS STORY



OUR AWARDS

THE RIGHT BALANCE OF EVERYTHING

There's hardly a relevant design, construction, workplace, environmental or health-related award that Chiswick Park has not won over the last 10 years.

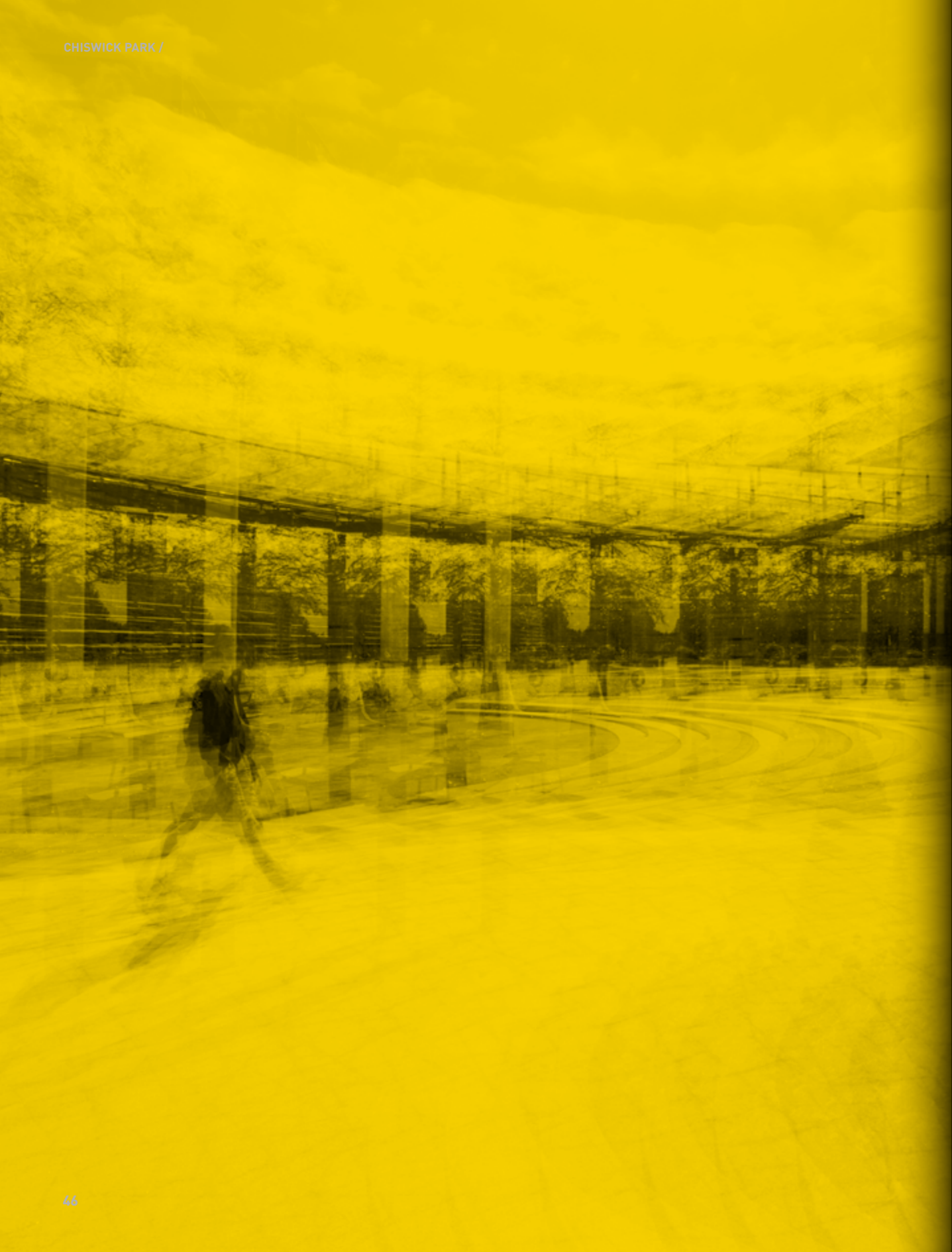
50 GLOBAL AWARDS IN THE PAST 10 YEARS.



Enjoy-Work @CP_EW · Jul 25

Awards, they're just one result of getting things right :) #awards10years





PARKWIDE

5,000 SQ FT TO
120,000 SQ FT
WORLD CLASS
FLEXIBLE
OFFICE SPACE

WFLAT



99%

The percentage of guests who would recommend working at Chiswick Park to a friend

**ARCHITECTURE
IS ABOUT
PUBLIC SPACE
HELD BY ITS
BUILDINGS.**

Richard Rogers
Architect of Chiswick Park

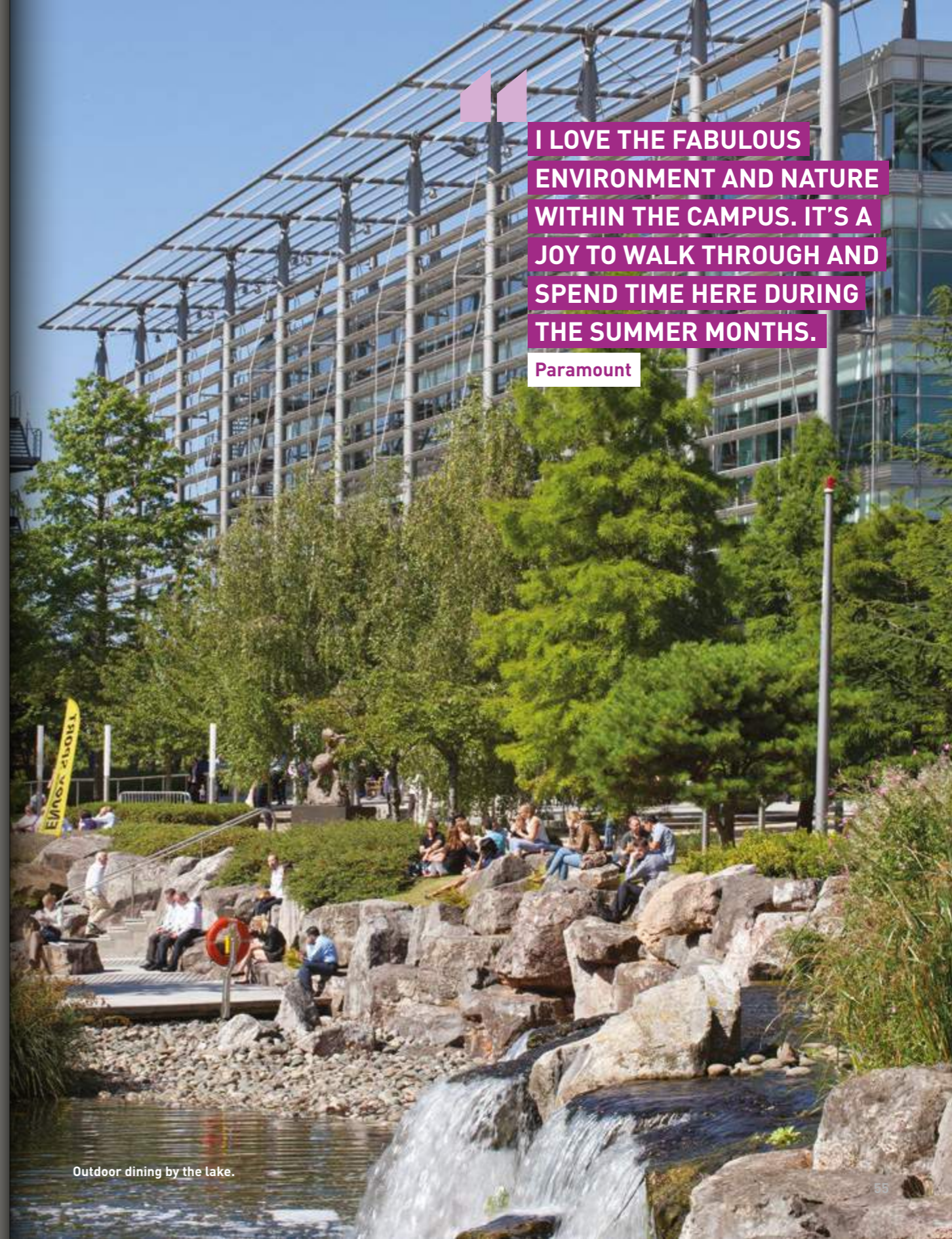


STANDARD BUILDING SPECIFICATIONS

	FLOOR TO CEILING HEIGHT		RAISED FLOOR VOID		FULL HEIGHT GLAZING
	AIR DISPLACEMENT A/C		1:10 SQM OCCUPATION DENSITY		ON SITE CONCIERGE AND 24 HOURS SECURITY
	3 - 8 X 16 PASSENGER LIFTS		UNDERCROFT BICYCLE RACKS	CHISWICK PARK #ENJOY-WORK YEAR ROUND CALENDAR OF EVENTS	
	SHOWERS AND CHANGING FACILITY		ON SITE GYM		AWARD WINNING ON SITE MANAGEMENT TEAM
	CAR PARKING 1:1,000		EPC RATING B3 - D B4 - C B5 - C B12 - D		

I LOVE THE FABULOUS ENVIRONMENT AND NATURE WITHIN THE CAMPUS. IT'S A JOY TO WALK THROUGH AND SPEND TIME HERE DURING THE SUMMER MONTHS.

Paramount



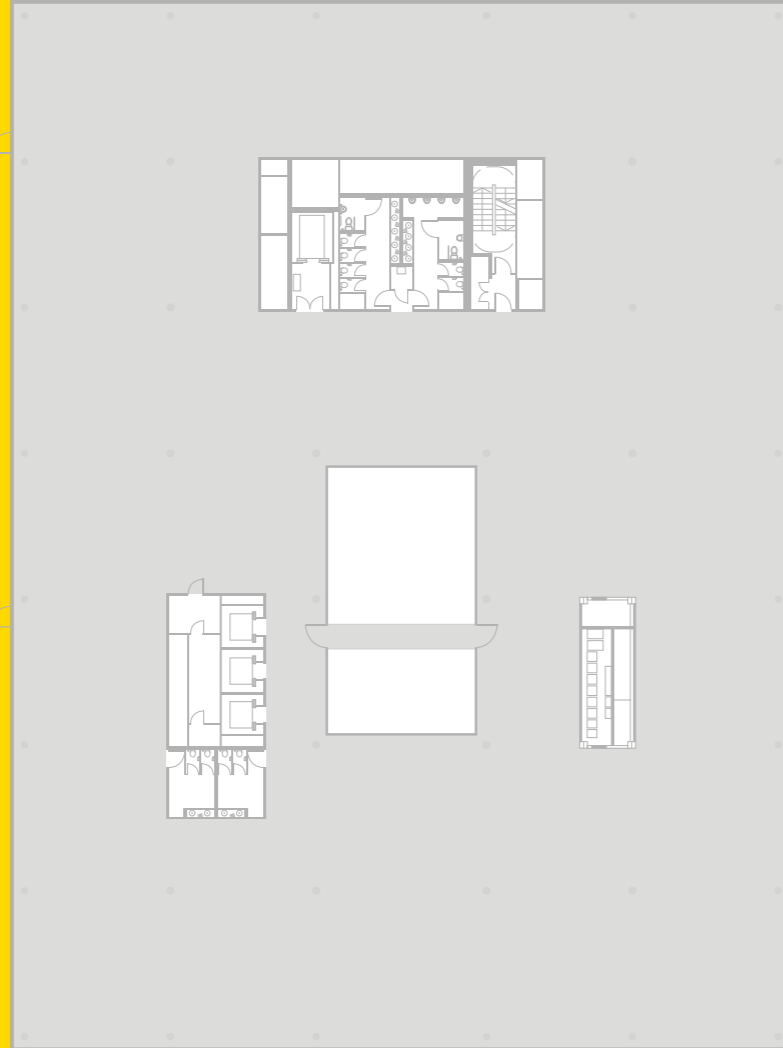
Outdoor dining by the lake.



The entrance to Chiswick Park.

BUILDING 3

Third Floor
28,255 sq ft



LAKE

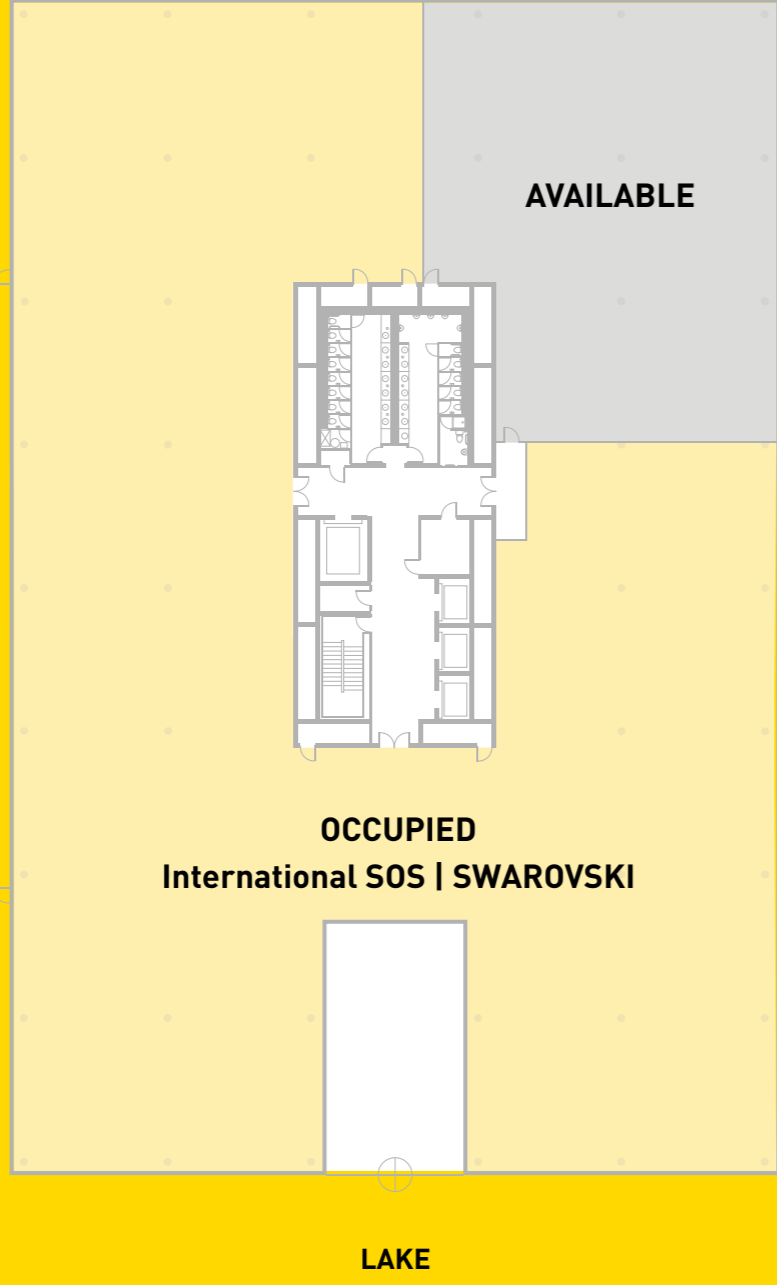
floor plans indicative only



BUILDING 4

Part First Floor

6,046 sq ft



floor plans indicative only





BUILDING 4

Part Third Floor

8,082 sq ft



OCCUPIED
Pepsico | Amdocs | Qualcomm



AVAILABLE

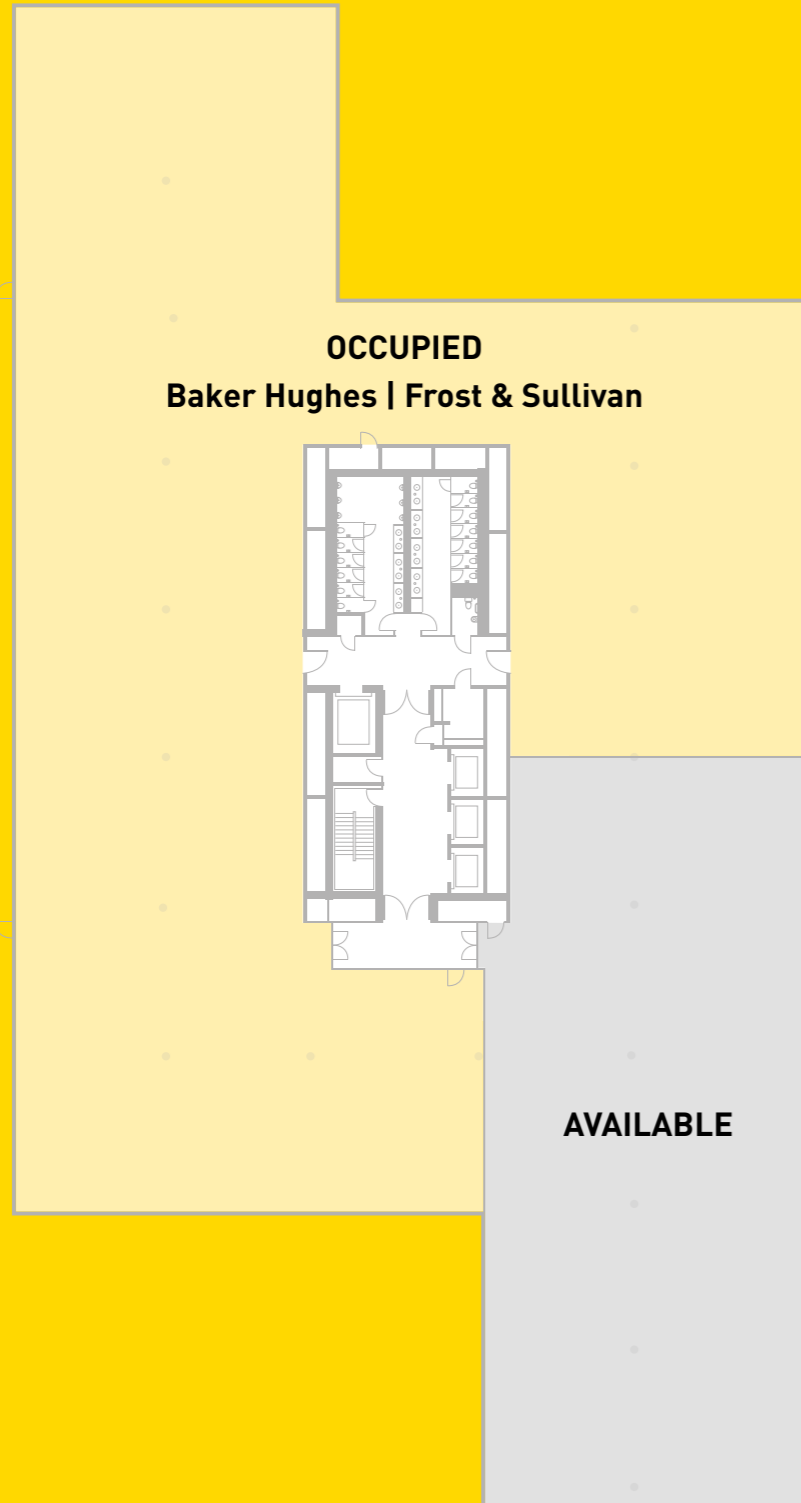
LAKE

floor plans indicative only

BUILDING 5

Part Third Floor

9,684 ft



- 5**
- SBS Broadcasting Networks
 - JMJ Associates
 - The School of Coaching
 - Paramount Pictures
 - United International Pictures
 - Brookfield Global Relocation Services
 - Intelsat
 - Atlantis Healthcare
 - Otis Ltd
 - Baker Hughes
 - International Game Technology



floor plans indicative only

BUILDING 12

Schedule of Areas

3rd Floor
20,544 sq ft

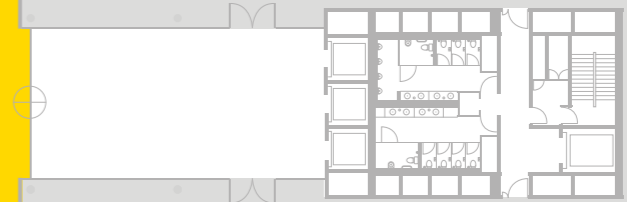
2nd Floor
20,544 sq ft

1st Floor
20,548 sq ft

Ground Floor
19,540 sq ft

Total
81,176 sq ft

Ground Floor



Typical Upper Floor





B BIG

5,000 SQ. FT TO
120,000 SQ. FT

**FLEXIBLE LEASES AND
FIT-OUT OPTIONS AVAILABLE**

DTRE

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T: 020 3328 9098
M: 07946 502 907
E: johnny.bray@dtre.eu

Hannah Davies
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M: 07501 323 734
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**Knight
Frank**

William Foster
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Will Buttery
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E: william.buttery@knightfrank.com

enjoy-work.com

The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor plans, tenancy details, etc. and whether the premises are fit for purpose before entering into a contract. All prices and rents are exclusive of VAT and the property is offered subject to contract. January 2019.



The 12 building masterplan represents the culmination of a vision that began 20 years ago. It is a **truly outstanding project**, one that has **drawn worldwide attention**.

CHISWICK PARK
#LONDON W4

B BIG
B BOLD
B BRAVE
B BRIGHT
B BRILLIANT
B BEAUTIFUL
B @ CHISWICK PARK



**AVAILABILITY AT
CHISWICK PARK
#LONDON W4**