

Building 11, Chiswick Park, W4

7,084 sq ft of CAT A office space to let



Connecting People & Property Perfectly.

Overview

Terms

Quoting Rent	Guiding £55.00 psf
Rates	£18.50 psf
Service Charge	£8.68 psf
Estate Charge	£2.34 psf
Term	A new flexible lease direct from the landlord.



Chiswick Park Community

Description

Chiswick Park is a unique business park located in the heart of west London and home to a number of well known global companies including Sony, Axa, IMG, Intelsat, Otis and Paramount.

The park benefits from fantastic transport links with Chiswick Park and Gunnersbury underground a short walk away providing direct links into central London. The overground is also accessible from Gunnersbury and South Acton and the M4 motorway provides easy access in and out of London in addition to the M25. You can also reach Heathrow Terminal 5 by car in just 15 minutes from.

The park has an extensive food and beverage offering along with 35 acres of beautiful landscaped gardens.

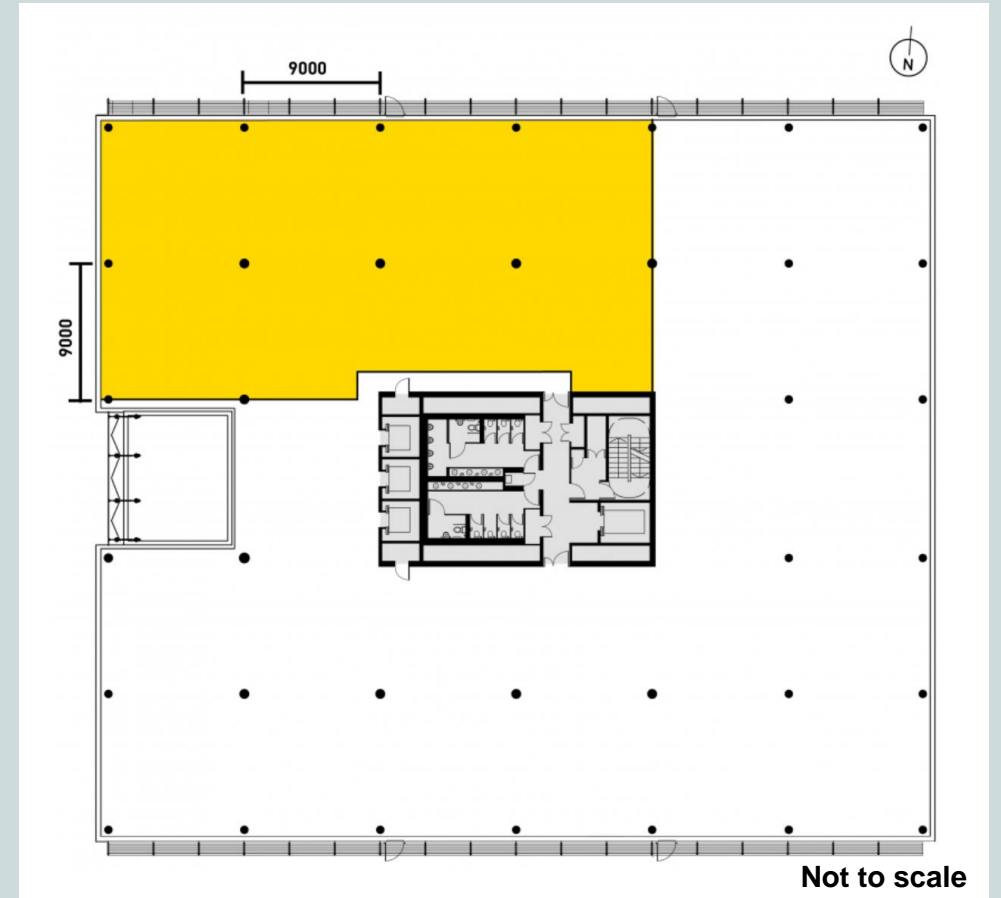
Part of the second floor of Building 11 is currently available. The space is of an open plan design and ready to move in, fitted with carpets and exposed ceilings.

Specification

- 3m floor to ceiling height
- Exposed ceiling
- 400mm raised floor
- Air displacement air conditioning
- 1:10 sqm occupation density
- Full height glazing
- 3 x 16 passenger lifts
- Undercroft bicycle racks
- Showers and changing facilities
- On site concierge and 24 hours security
- On site virgin active gym
- Car parking
- Wired Score Certified Gold

Schedule of Areas & Floor Plan

Floor	Area (SQ FT)	Area (SQ M)	Status
Part 2 nd	7,084	658	Available
Total	7,084	658	



Part 2nd Floor Layout

Contacts

Further information on Chiswick Park can be found here: <https://enjoy-work.com/>

William Foster

+44 (0) 207 861 1191
+44 (0) 7748 985 951
William.foster@knightfrank.com

Francesca Skinner

+44 (0) 203 967 7095
+44 (0) 7866 191 140
Francesca.skinner@knightfrank.com

Emma Goodford

+44 (0) 0207 8611 144
+44 (0) 7831 581 258
Emma.goodford@knightfrank.com

William Buttery

+44 (0) 0207 8611 166
+44 (0) 7795 304 709
William.buttery@knightfrank.com

Knight Frank
Global Headquarters
55 Baker Street
London W1U 8AN
United Kingdom
T +44 20 7629 8171



 @KnightFrank
knightfrank.com

Important Notice

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. **Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. **VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.