

BIG OR SMALL,

THERE'S PLENTY OF SPACE FOR ALL

1,979 SQ FT – 36,991 SQ FT
CAT A OR PLUG AND PLAY

BUILDING 7 AT **CHISWICK PARK**
#LONDON W4

THE CAMPUS

▲ Ealing Broadway Elizabeth Line

12 minutes (2021)
Including 4-min
walk from Chiswick Park

▲ Acton Town

KEY AMENITIES

- A Starbucks Coffee
- B Enjoy-Work Office
- C Virgin Active Health Club
- D Events Plaza
- E WH Smith
- F Go Chisou
- G Wolf
- H Source Food
- I The Union Bar & Grill
- J Starbucks Coffee
- K ATM Machine
- L Kafe 23
- M Bus Stop
- N Footbridge
- O Kido
- P Bus Stop

◀ M4 – 2 mins

◀ → Gunnersbury



GREAT LOCATION,
FANTASTIC LANDSCAPE,
BRIGHT AND BEAUTIFUL,
WELCOMING AND FUN”

TECHNICOLOR



12
BUILDINGS



1.8
MILLION SQ FT



9 GLOBAL
HEADQUARTERS



9,000 PEOPLE



LAKE AND
LANDSCAPING



AWARD WINNING
EVENTS PROGRAMME

CONNECTIONS

- District Line
- Piccadilly Line
- Hammersmith & City
- Central
- Network Rail Mainline
- Overground
- Roads

31
MINS

 **EUROSTAR**
ST PANCRAS
INTERNATIONAL

30
MINS

 **ELIZABETH LINE**
CENTRAL LONDON
VIA ELIZABETH LINE

15
MINS

 **DRIVE TO HEATHROW**
TERMINAL 5

10
MINS

 **WALK TO FIVE STATIONS**



ENJOY WORK BENEFITS

Chiswick Park is set in 33 acres of beautiful green space in West London. The office accommodation centres around the Park's lake, boardwalk and pathways.

With the opportunity to enjoy campus benefits including staff discounts and benefit card, networking opportunities with other companies and an award winning year-round events programme.

There is also an on-site Virgin Active gym, restaurants, convenience stores and street food pop-ups.

IN EXTRAORDINARY COMPANY





OFFICE SUITES

WORKSPACE READY FOR IMMEDIATE OCCUPATION

1,979 sq ft – 36,991 sq ft

Private office space with units available from 1,979 sq ft – 20,100 sq ft, with your own front door and the opportunity to brand your space to make it your own.

Level 2 includes a 4,500 sq ft communal lounge together with meeting rooms, hot desks, presentation area, kitchenette and breakfast bar.



Flexible lease terms
from 3 years



Short form
simple lease



MAIN RECEPTION

LEVEL 2

	SQ M	SQ FT	STATUS
UNIT 1 (FULLY FITTED)	412	4,425	AVAILABLE
UNIT 2	253	2,720	AVAILABLE
UNIT 3	231	2,483	AVAILABLE
UNIT 4	—	—	FOX NEWS
UNIT 5	488	5,258	AVAILABLE
UNIT 6	184	1,979	AVAILABLE
UNIT 7	254	2,738	PHARMA REVIEW
L2 LOUNGE	417	4,488	—

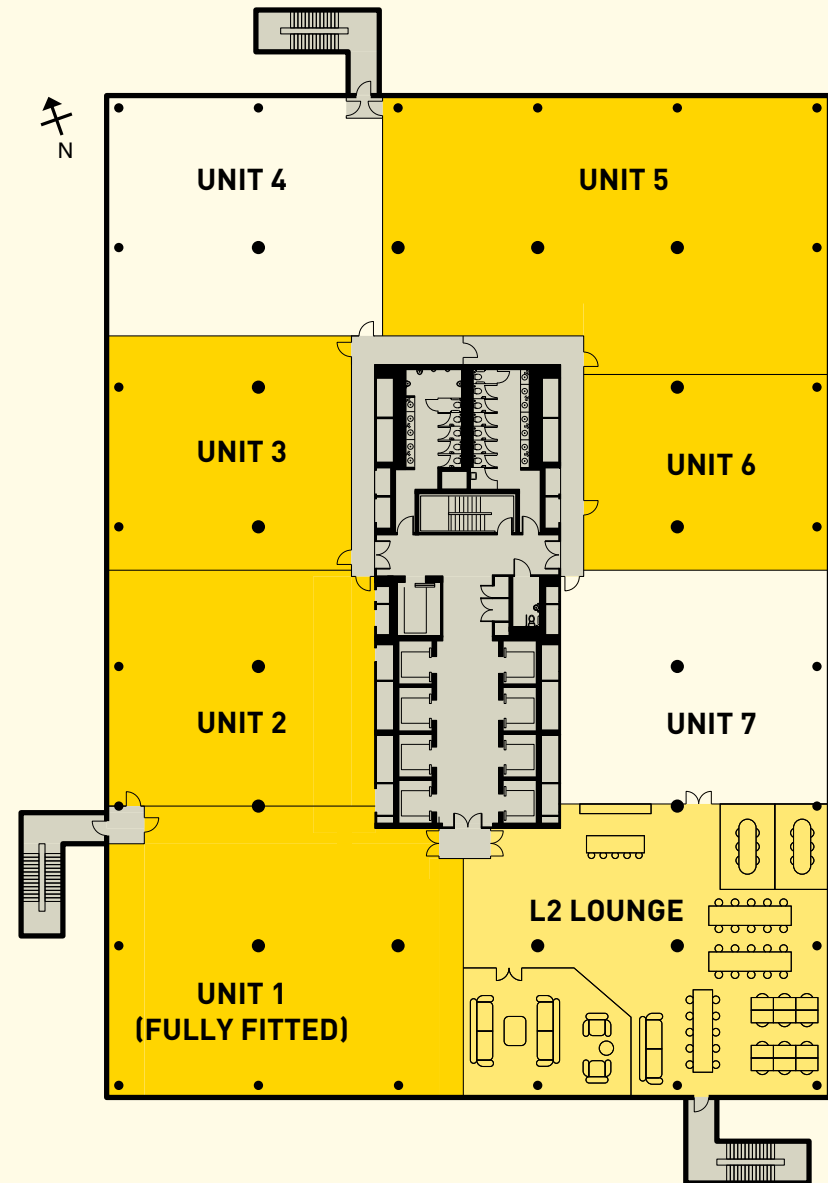
OCCUPIERS



UNIT 4



UNIT 7



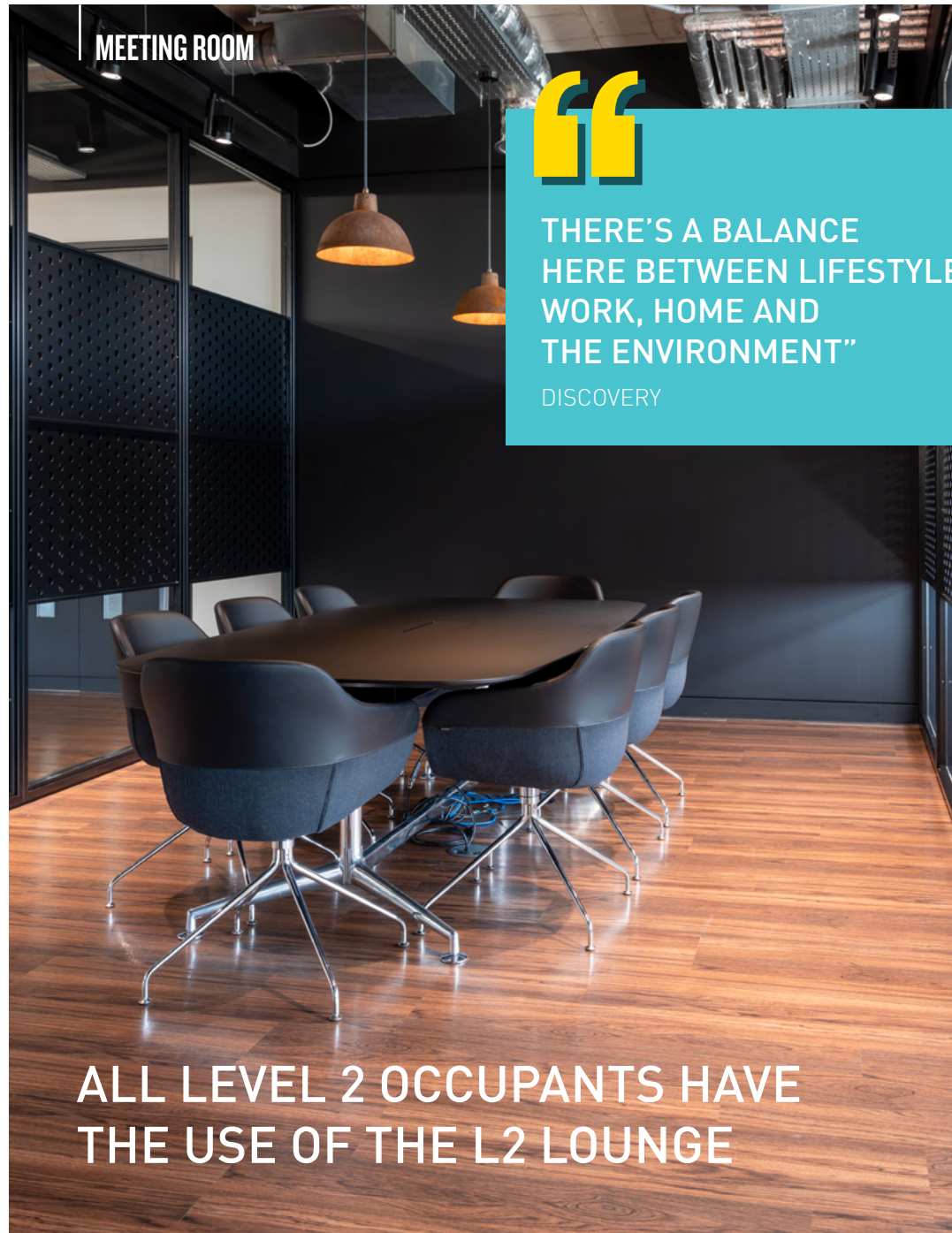
Plans not to scale. For identification purposes only.



BREAKOUT SPACE



KITCHEN BAR AREA



MEETING ROOM



THERE'S A BALANCE
HERE BETWEEN LIFESTYLE,
WORK, HOME AND
THE ENVIRONMENT"

DISCOVERY

ALL LEVEL 2 OCCUPANTS HAVE
THE USE OF THE L2 LOUNGE

BREAKOUT SPACE



BREAKOUT SPACE

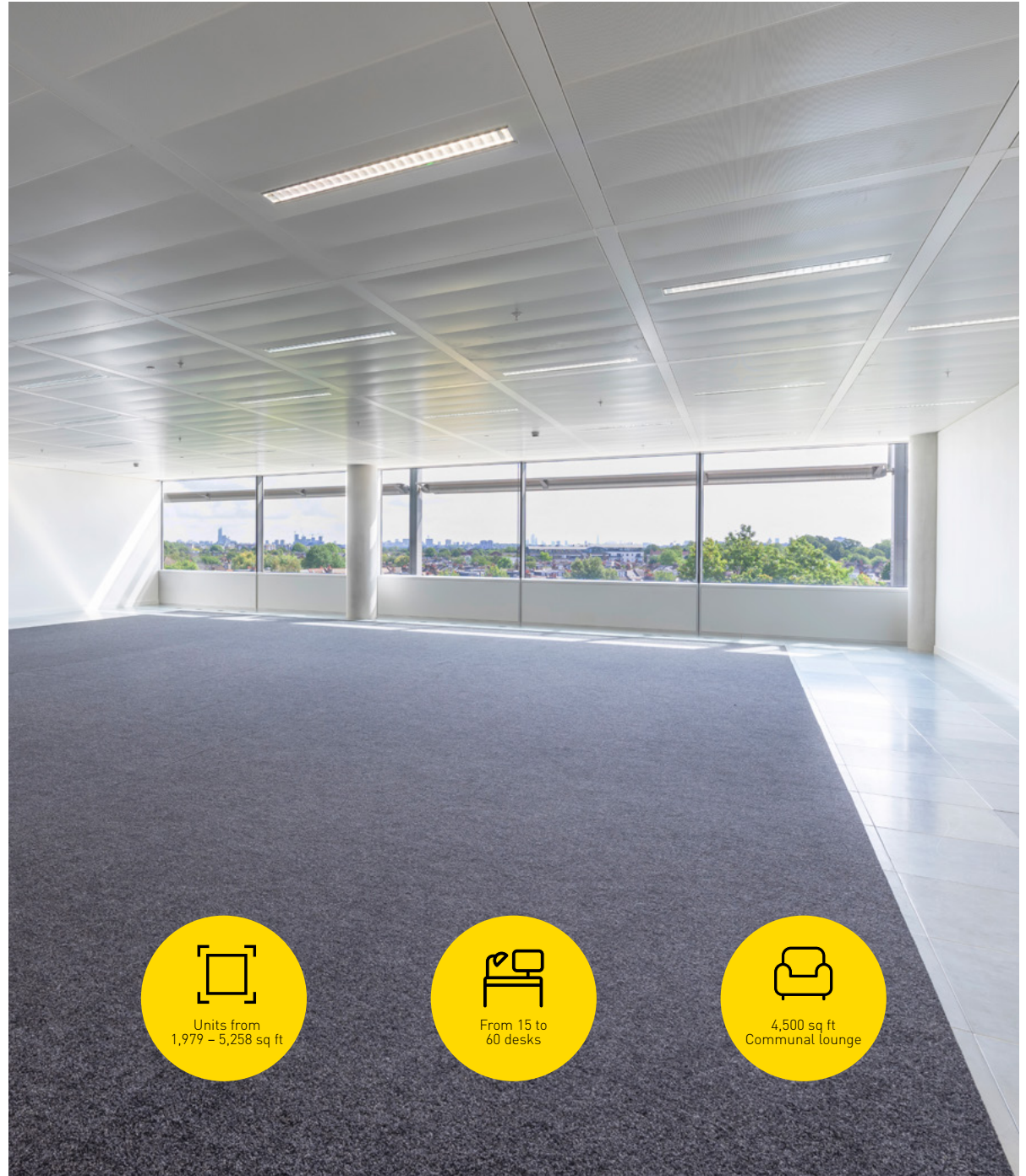


DESK SPACE



CAT A SUITES

Furniture indicative only



Units from
1,979 - 5,258 sq ft



From 15 to
60 desks



4,500 sq ft
Communal lounge

INFORMAL MEETING
SPACE

your
space

PLUG & PLAY

WORKSPACE READY FOR IMMEDIATE OCCUPATION

Your Space plug and play has 186 work stations across three suites, ready and waiting to go, fully fitted with all furniture, power and data cabling.

A flexible workspace, with separate kitchen, breakout zones, meeting rooms and private phone booths.

3+ year lease direct from the landlord with no exit costs makes it a great flexible solution.



Fully fitted



72 work stations



BUILDING 7

LEVEL 3

PLUG AND PLAY



SUITE 1

7,680 SQ FT (713 SQ M)

TOTAL NUMBER OF DESKS: 62



SUITE 2

6,072 SQ FT (564 SQ M)

TOTAL NUMBER OF DESKS: 52

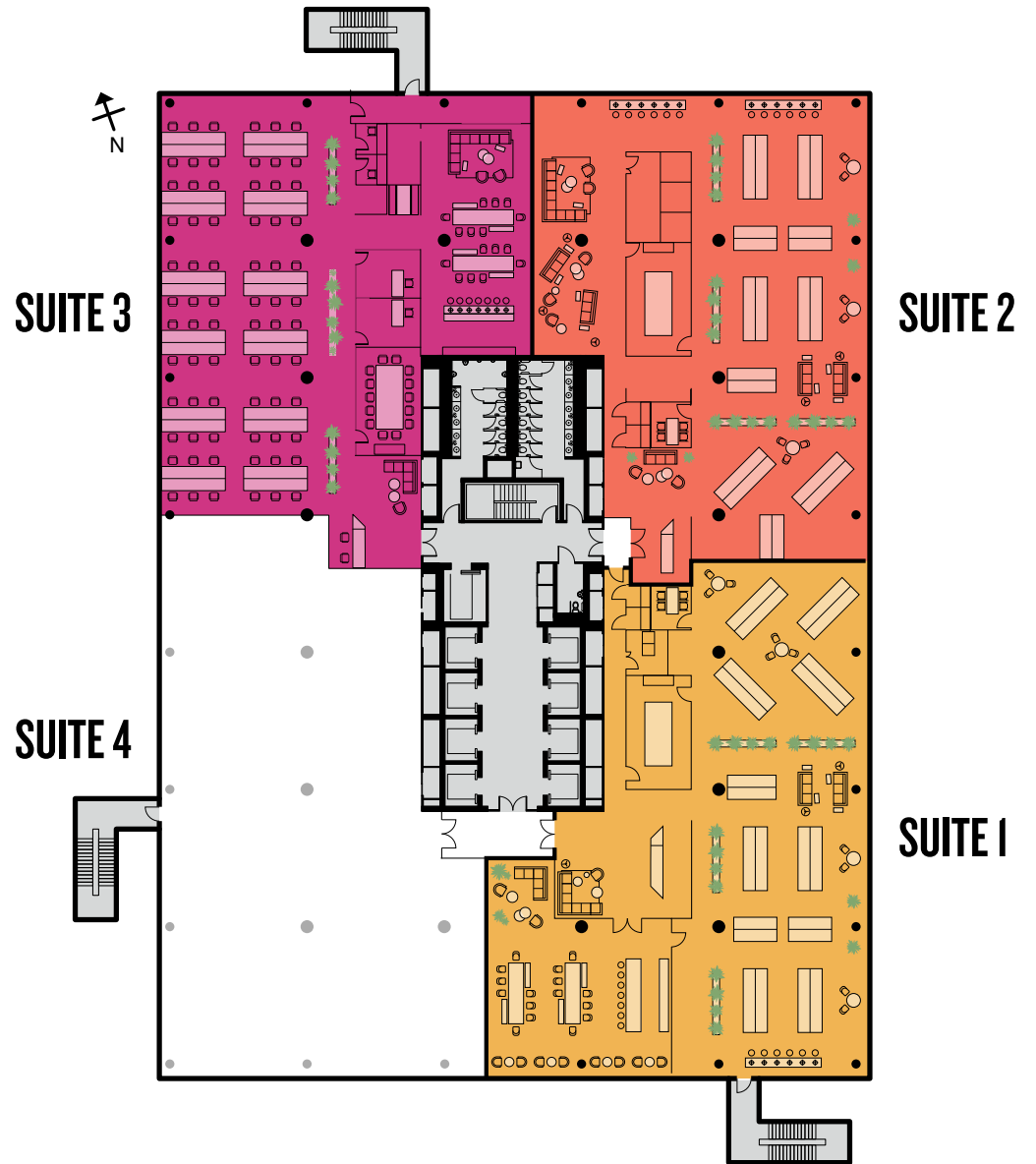


SUITE 3

6,374 SQ FT (592 SQ M)

TOTAL NUMBER OF DESKS: 72

OCCUPIER



Option for suites to be merged to create unit of up to 20,100 sq ft.

Plans not to scale. For identification purposes only.

SUITE I

7,680 SQ FT
713 SQ M

TOTAL NO. DESKS: 62

Meeting Room (14 people)	1
Meeting Room (4 people)	1
Informal Meeting Spaces	8
Phone Booth	2
Break Out Area	3
Hot Desks	23
Reception	1
Kitchen	1
Server / Storage Room	1
Total Number of Desks	62

Designed
by renowned
architect
Gensler



BREAKOUT SPACE



RECEPTION SPACE



FULLY FITTED WORKSPACE



KITCHEN SPACE

SUITE 2

6,072 SQ FT
564 SQ M

TOTAL NO. DESKS: 52

Meeting Room (14 people)	1
Meeting Room (4 people)	1
Informal Meeting Spaces	3
Phone Booth	2
Break Out Area	3
Hot Desks	12
Reception	1
Server Room	1
Store Room	1
Total Number of Desks	52



SUITE 3

6,374 SQ FT
592 SQ M

TOTAL NO. DESKS: 72

Meeting Room (14 people)	1
Informal Meeting Lounge	1
Informal Meeting Spaces	1
Meeting Booths	1
Private Offices	2
Phone Booths	2
Break Out Area	1
Total Number of Desks	72



B7 SPECIFICATION

1:8 


OCCUPATION
DENSITY

246 

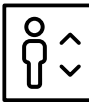
CAR PARKING
SPACES

168 

BICYCLE RACKS
AND LOCKERS

19 

SHOWERS WITH
DRYING FACILITIES

8 

8 x 21 PERSON
PASSENGER LIFTS

3m 

FLOOR TO
CEILING HEIGHT

B

EPC 'B' RATING



LANDLORD
GENERATOR



4-PIPE FAN COIL AIR
CONDITIONING



BREEAM
'EXCELLENT'



AUTOMATED EXTERNAL
SOLAR SHADING



WIRED CERTIFIED
'PLATINUM'



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