

CHISWICK TOWER

389 Chiswick High Road London W4 4AL

Fitted suites of approx. 2,700 sq ft

LANDMARK AIR-CONDITIONED OFFICE BUILDING ON TOP OF TUBE AND RAILWAY HUB

ON-SITE CAR PARKING Ratio 1:500 sq ft included extra available on Licence.

TO LET

www.CHISWICKTOWERW4.CO.UK



New ground floor reception and business lounge

For more information visit eddisons.com
T: 020 3205 0200

LOCATION

This prominent and well known headquarter office building is situated on the south side of Chiswick High Road directly above Gunnersbury (District line) Underground and Overground stations.

Train services to the West End/City, Richmond, Willesden Junction, North London and Stratford junction and directly opposite Chiswick Park office campus.

Junction 1 of the M4, the A406 North Circular Road, and the A205 South Circular Road are within a quarter of a mile.

Heathrow Airport is 10 miles to the west and central London is six miles to the east both via the A/M4. Travel times from Gunnersbury/ Chiswick Park stations: * The below times from TfL.

Richmond	5 minutes
Willesden Junction	11 minutes (connection to St Albans etc)
Earls Court	14 minutes
Paddington	26 minutes
Heathrow	32 minutes
Mansion House	34 minutes

DESCRIPTION

Chiswick Tower is a purpose built multi let office building extending to over 140,000 sq. ft. on ground and 17 upper floors.

The Tower is multi let with occupiers including BSI, Michael Page Finance and Air China.

On site services include, showers, cycle racks and substantial on-site car parking.

Floor	West Approx sq ft
17	Under offer
15	2,700

These suites have excellent natural light and fantastic views over west London.

They are fitted to provide 3-4 offices, meeting room, kitchenettes, Comms room and stores with open plan work areas.

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Eddisons

Subject to contract and exclusive of VAT if applicable

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Views



And views

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THE TOWER AMENITIES

- Four pipe fan coil air conditioning.
- 5 X 15-person passenger lifts DDC system.
- Contemporary ceiling with new surface lighting 17th floor
- Fitted floors with partitions and cabling (not tested).
- Impressive new large ground floor reception and break out area.
- 24-hour security and in-house manager
- Substantial on-site car parking
- Rare views across London
- On site bicycle parking area
- On site showers
- On site storage facilities

TERMS

Available on new lease directly from the freeholder for a period by arrangement.

RENT

£42.50/sq ft per annum exclusive.

SERVICE CHARGE

Approx. £13.13 per sq. ft. per annum for YE Dec 2023. To include LL heating to demise and common parts.

BUSINESS RATES

Guide approximately £20 per sq ft
For rates payable for year commencing April 2023 – please confirm with local authority. LB Hounslow

EPC

Band D-81



INSPECTIONS AND FURTHER INFORMATION

Contact either of the joint agents:

Frost Meadowcroft
0208 748 1200
Shaun Wolfe

EDDISONS
Mark Belsham 07973 372 698
mark.belsham@eddisons.com

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