

CHISWICK TOWER

389 Chiswick High Road London W4 4AL

APPROX 42,700 SQ FT
From 1,650 sq ft

Entire Floors of 7,800 sq ft

LANDMARK AIR-CONDITIONED OFFICE BUILDING ON TOP OF TUBE AND RAILWAY HUB WITH SUBSTANTIAL ON-SITE CAR PARKING.

New Ground Floor Reception Now Open

TO LET

www.CHISWICKTOWERW4.CO.UK



New ground floor reception

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 with office suites from 1,650 sq. ft. upwards.

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

16 th Floor East	Approx	5,000 sq ft	Available fitted
15 th Floor West	Approx.	2,700 sq ft	Available fitted
14 th Floor East	Approx	5,017 sq ft	Available fitted
13 th Floor East	Approx	5,011 sq ft	Available fitted
13 th Floor West	Approx	2,764 sq ft	Available fitted
12 th floor East	Approx.	5,011 sq ft	Refurbished Grade A
12 th floor West	Approx	1,650 sq ft	Cat A ++ with furniture
11 th floor East	Approx	5,001 sq ft	Available fitted
10 th floor East	Approx.	4,998 sq ft	Available fitted
10 th floor East	Approx	2,764 sq ft	Available fitted
9 th Floor West	Approx.	<u>2,765 sq ft</u>	Available fitted
TOTAL	Approx.	42,681 sq ft	

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Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS



12th Floor West Cat A ++ with furniture

Business Rates payable for year ending April 2022

16 th East	Approx	£14.58/sq ft
12 th East	Approx	£13.91/sq ft
12 th West	Approx	TBA following split
11 th East	Approx	£13.83/sq ft
10 th Entire	Approx	£13.70/sq ft
9 th West	Approx	£13.85/sq ft

The above information has been obtained electronically via the VOA web site. All business rates should be checked by contacting the local authority LB Hounslow.

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Refurbished 12th Floor East

AMENITIES

- Four pipe fan coil air conditioning.
- 5 X 15-person passenger lifts DDC system.
- Contemporary ceiling with new surface lighting (12th floor east)
- New Carpet tiles (12th Floor east)
- Capped off kitchenette services
- 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

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TERMS

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

RENT

£47.50/sq ft for Cat A space

12th Floor west fitted £55.00/sq ft

SERVICE CHARGE

Approx. £9.30 per sq. ft. per annum for YE Dec 2022.

BUSINESS RATES

Guide approximately 14.00 - £14.60 per sq ft see schedule above – please confirm with local authority. LB Hounslow

EPC

Band D-81

INSPECTIONS AND FURTHER INFORMATION

Contact either of the joint agents:



Tim Wilkinson 07973 302 814
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Mark Belsham 07973 372 698
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Shaun Wolfe
Justin Clack

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