

CHISWICK TOWER

389 Chiswick High Road London W4 4AL

From 1,650 sq ft
Entire Floors of 7,775 sq ft

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

ON-SITE CAR PARKING Ratio 1:500 sq ft

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.

Floor	East Approx sq ft	West Approx sq ft	Total Sq Ft Approx sq ft
17	LET	2,764	Under offer
16	5,000	2,700	7,700 Cat B fitted
15	LET	2,700	2,700 Cat B fitted
13	5,011	2,764	7,775 Cat B fitted
12	5,011 CAT A	1,650 CAT A +	6,661
11	5,001	LET	5,001 Cat B fitted
10	4,998	2,764	7,762 Cat B fitted
9	5,017	2,765	7,782 Cat B fitted
TOTAL			48,145 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



Refurbished 12th Floor East

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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

TERMS

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

RENT

£47.50/sq ft for Cat A space

£42.50/sq ft for Cat B fitted

12th Floor west full fitted and furnished @ £55.00/sq ft

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



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EPC

Band D-81

INSPECTIONS AND FURTHER INFORMATION

Contact either of the joint agents:

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eddisons.com

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