

# To Let

**Building 6, Chiswick Park, 566 Chiswick High Road,  
Chiswick, London, W4 5HR**

5,000 to 81,465 sq ft

- Fitted Grade A Offices
- Available on Flexible Leases
- Excellent Amenity Provision
- Chiswick Park Amenities



## Location

Immediately adjacent to the Underground and Overground networks, the park has excellent connections into the West End, Central London and South West London, as well as benefiting from several bus routes making it incredibly accessible for employees.

Accessibility by road is superb. The building is situated on the Chiswick High Road, just off the A4 Chiswick roundabout, which provides excellent access to the M4 (2 minutes), M25 (15 minutes) and London Heathrow Airport (15 minutes).

The area has attracted a number of well-known global corporates including Discovery Channel, Pernod Ricard, Starbucks, Foxtons, QVC, Ericsson and British American Tobacco.

## Specification

- Double height entrance lobby
- Shared manned reception and security
- Fully fitted office floors
- Kitchen/ breakout areas
- 4 Pipe Fan Coil Air Conditioning
- Metal ceiling tiles with integral PIR lighting
- Full access raised floors
- Cat6a cabling throughout
- Independent secure comms rooms
- Shower and changing facilities
- 1:1,400 sq ft secure parking spaces
- EPC Rating of C
- 147 seater auditorium

## Terms

The accommodation is available by way of a sub-lease from the Lessor or assignment.

## Viewings

Strictly by appointment by the sole agents.

## Accommodation

Floor/Unit	Description	Sq ft	Availability
7th	7th Floor (Total)	24,161	Available
6th	6th Floor	24,180	Available
1st	1st Floor	12,045	Available
Ground	Grd flr	21,079	Available
<b>Total</b>		<b>81,465</b>	

## EPC

This property has been graded as B (39).

## Rent

Rent on Application

## Business Rates

On application

## Service Charge

On application



## Contacts

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