



# To Let

**Up to 66,000 Sq Ft of Fitted Grade A Offices  
available on Flexible Leases**

- Fitted Grade A Offices
- Available on Flexible Leases
- Highly Accessible Location
- Chiswick Park Amenities

## **Building 6**

Chiswick Park, 566 Chiswick High Road, Chiswick,  
W4 5HR

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**8,289 to 57,771 sq ft**

770.07 to 5,367.10 sq m

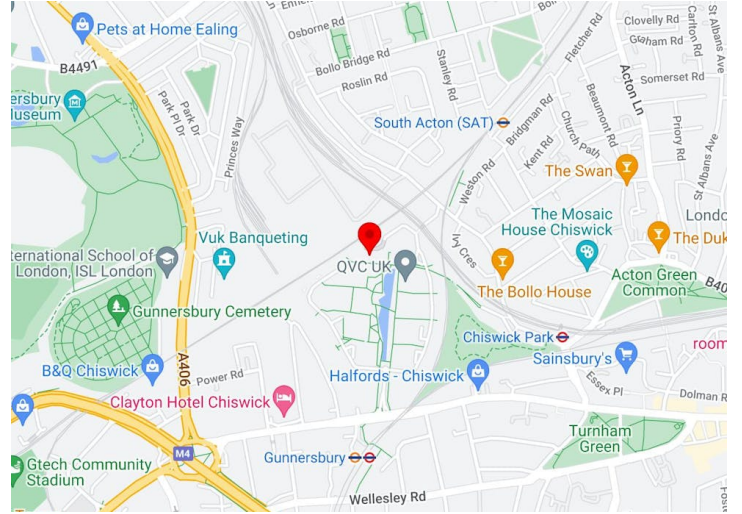
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**Reference: #15354**



# Building 6

Chiswick Park, 566 Chiswick High Road, Chiswick, W4 5HR



## Accommodation

Floor/Unit	Description	sq ft	Availability
8th	-	24,161	Available
1st	Suite A	13,276	Available
1st	Suite B	8,289	Available
Ground	-	12,045	Available
<b>Total</b>		<b>57,771</b>	

## 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.

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## 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.

## Viewings

Strictly by appointment by the sole agents.

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### Ollie McLeod

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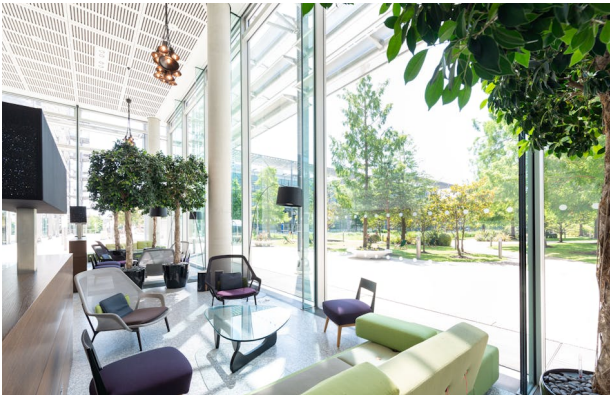
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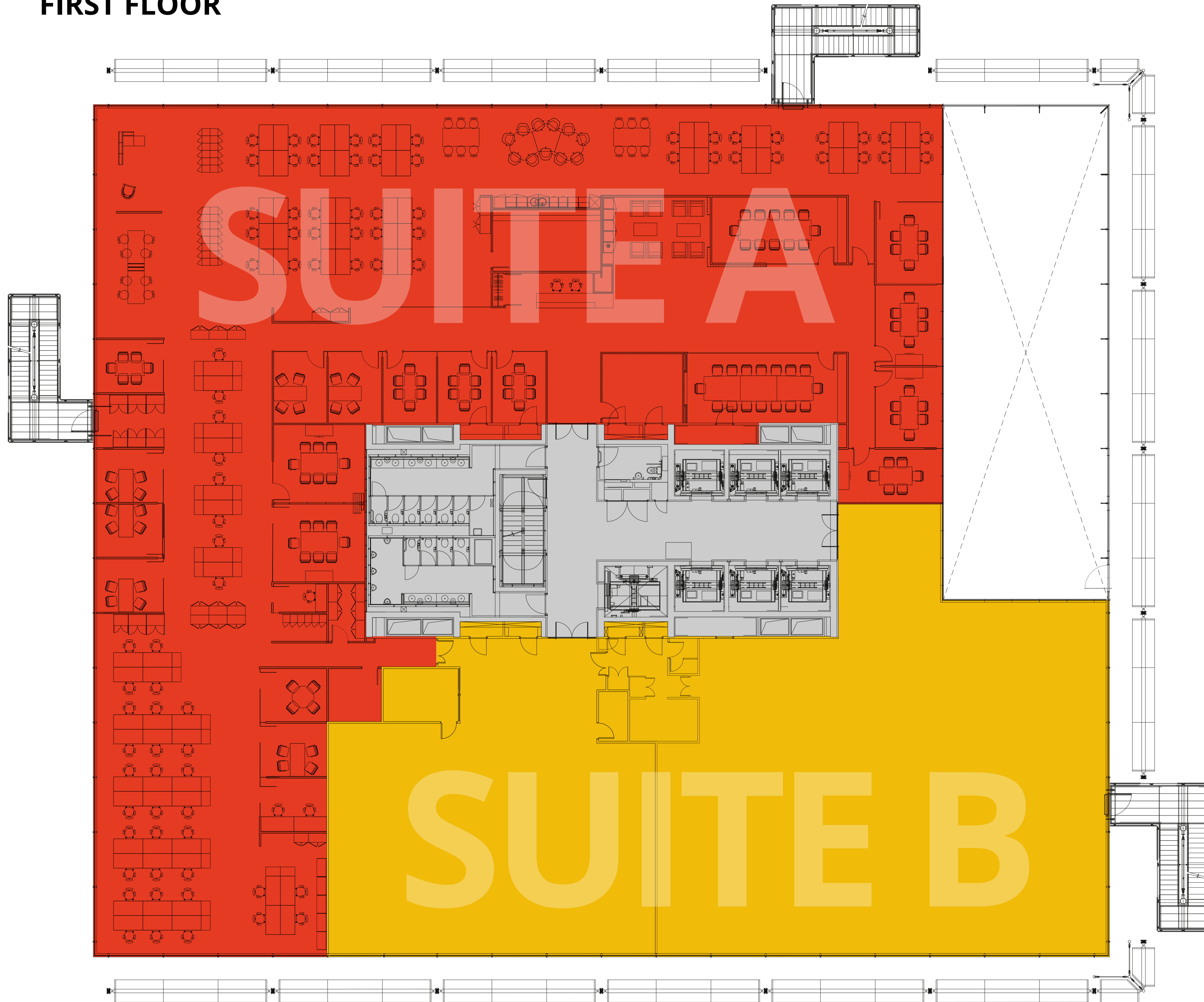






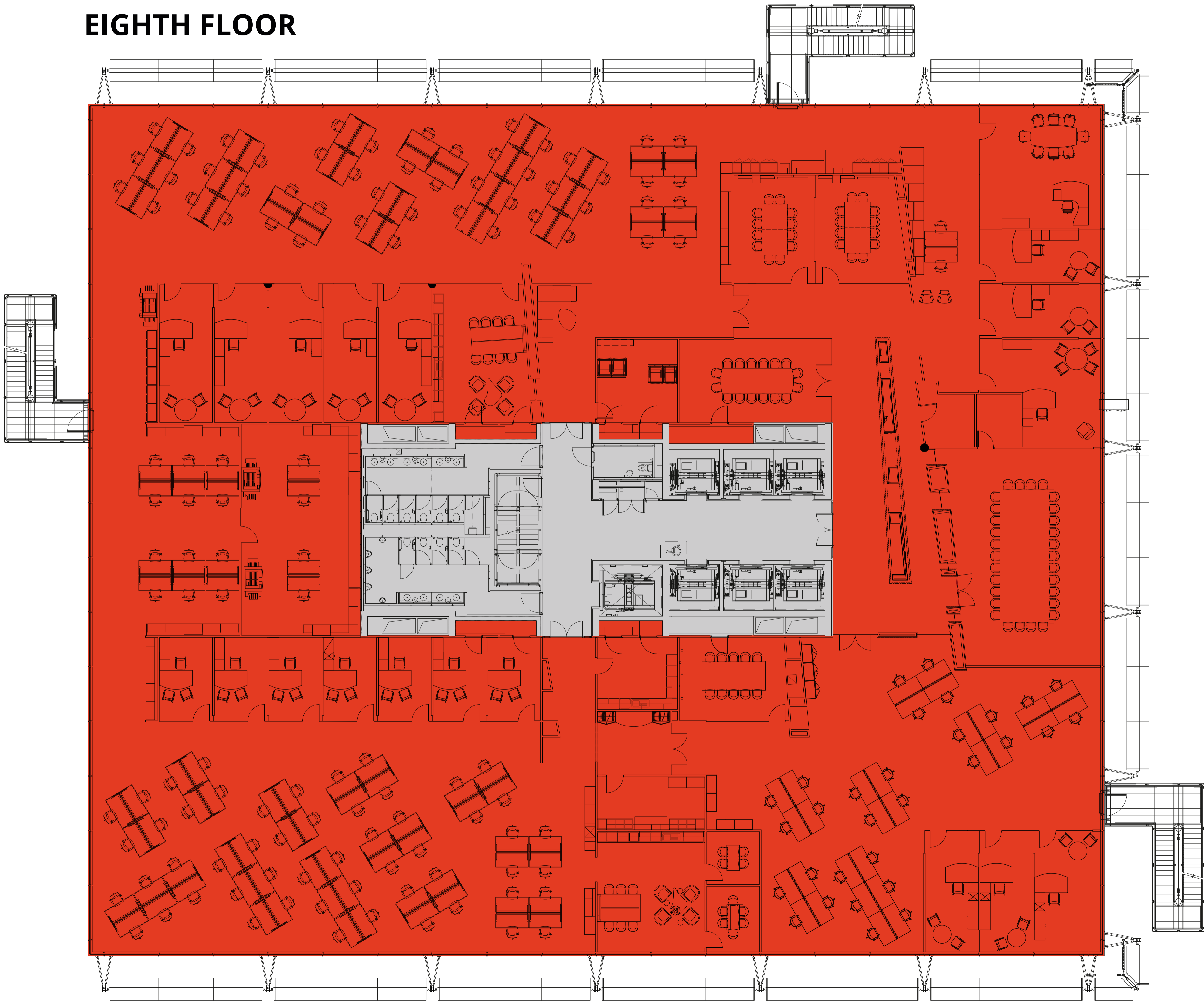


# FIRST FLOOR



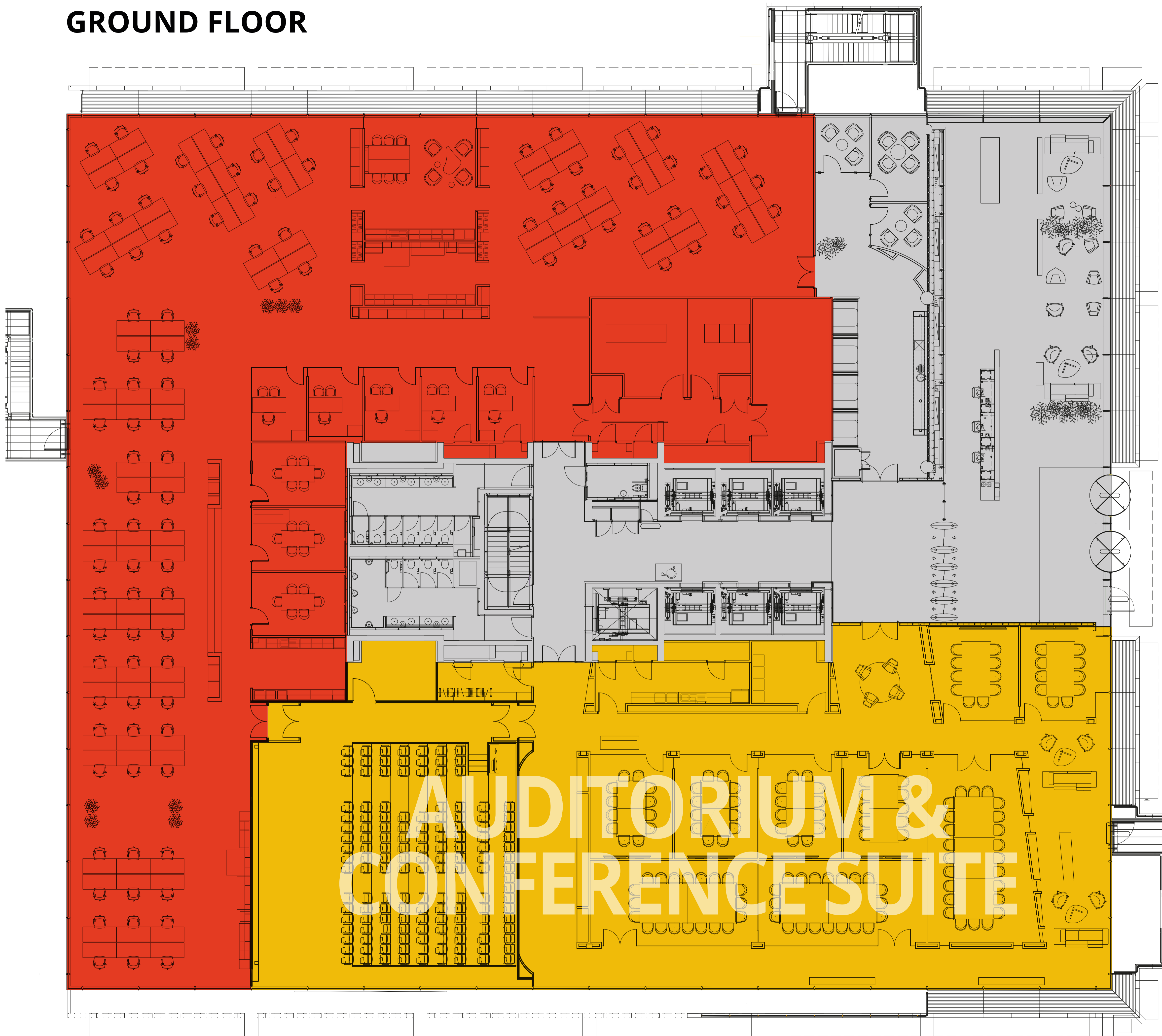


# EIGHTH FLOOR





# GROUND FLOOR



AUDITORIUM &  
CONFERENCE SUITE