

Chiswick Tower
OFFICE
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CHISWICK TOWER PODIUM

389 CHISWICK HIGH ROAD
LONDON W4 4AJ

TO LET

- 2,637 sq ft
- 2,691 sq ft
- 5,328 sq ft

GROUND & FIRST FLOOR
WITH OUTSIDE SPACE



LOCATION



LOCAL AMENITIES

1. Kew Grill
2. Ask Italian
3. Bell & Crown Pub
4. City Barge Pub
5. Fountains Leisure Centre
6. Clayton Hotel
7. The Gunnersbury Pub
8. Subway
9. Oswald Copperpot (Coffee Bar)
10. Co-op (Food & Wine)
11. Snap Fitness
12. Sainsbury's
13. Starbucks
14. Waitrose
15. Greggs
16. Boots
17. Bills
18. La Trompette (1 Michelin Star)

A VIBRANT AREA

This prominent and well-known office building is situated on the south side of Chiswick High Road opposite Chiswick Park and directly above Gunnersbury Underground and Overground Station (District Line and Overground to Richmond, North London and Stratford).

Within the immediate vicinity are a wide variety of restaurants, bars, gyms and other leisure facilities.

TRAVEL TIMES

Richmond	6 mins
Hammersmith	9 mins
Sloane Square	20 mins
Piccadilly Circus	29 mins
Waterloo	32 mins
Clapham Junction	30 mins



THE SPACE



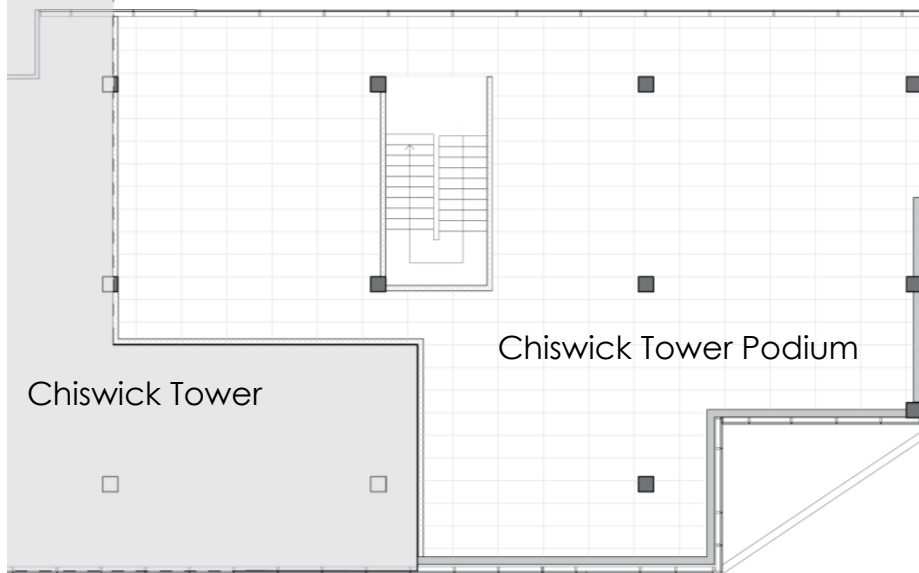
ACCOMMODATION

FLOOR	SIZE SQ FT	SIZE SQ M
First	2,691	250
Ground	2,637	245
TOTAL	5,328	495

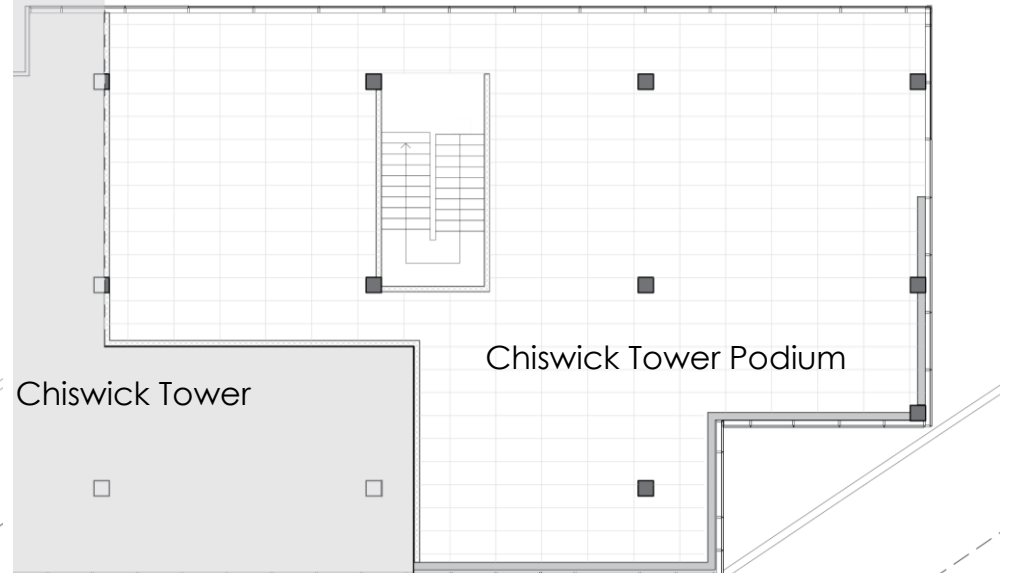
AMENITIES

- 4 Pipe Fan Coil Air Conditioning
- Suspended LED lighting
- Reception Area
- Shower Facilities
- Secure Car Parking
- Manned Reception
- Passenger Lift
- Good Ceiling Height
- Fibre Connectivity
- Manned Security
- Secure Bike Storage
- Suspended Ceiling
- Onsite Estate Management

Ground Floor



First Floor



ABOUT

DESCRIPTION

Chiswick Tower Podium is a purpose-built office arranged over ground and 1st floor providing 5,328 sq ft of office space. Each floor providing approximately 2,600 sq ft of office suites.

The ground floor reception has been extensively remodelled to provide a welcoming reception together with various break out areas for occupiers and visitors. Also an external terrace has been created with seating and benching.

RENT

£35.00

SERVICE CHARGE

£9.75

TERMS

Available on a new lease on flexible terms to be agreed.

RATES

To be confirmed through local authority

EPC

Available on request.



Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT (*Brochure date July 2022*)

CONTACT

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