

the Garment Building

Fishers Lane, Chiswick, London W4 1RX



5,207 sq ft (483.74 sq m)

TO LET
warehouse style 2nd
floor office suite

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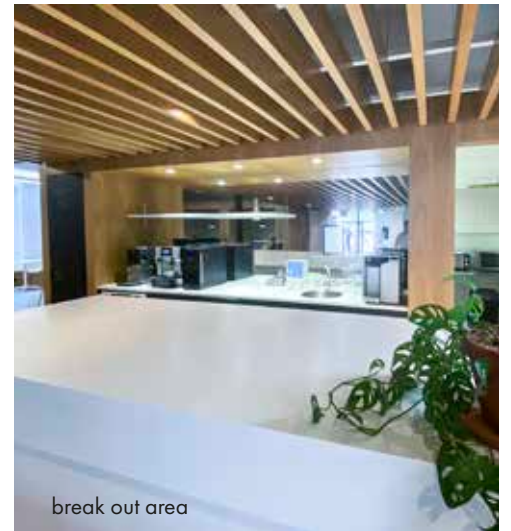
2nd floor



meeting room



break out area



break out area

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FLOORS

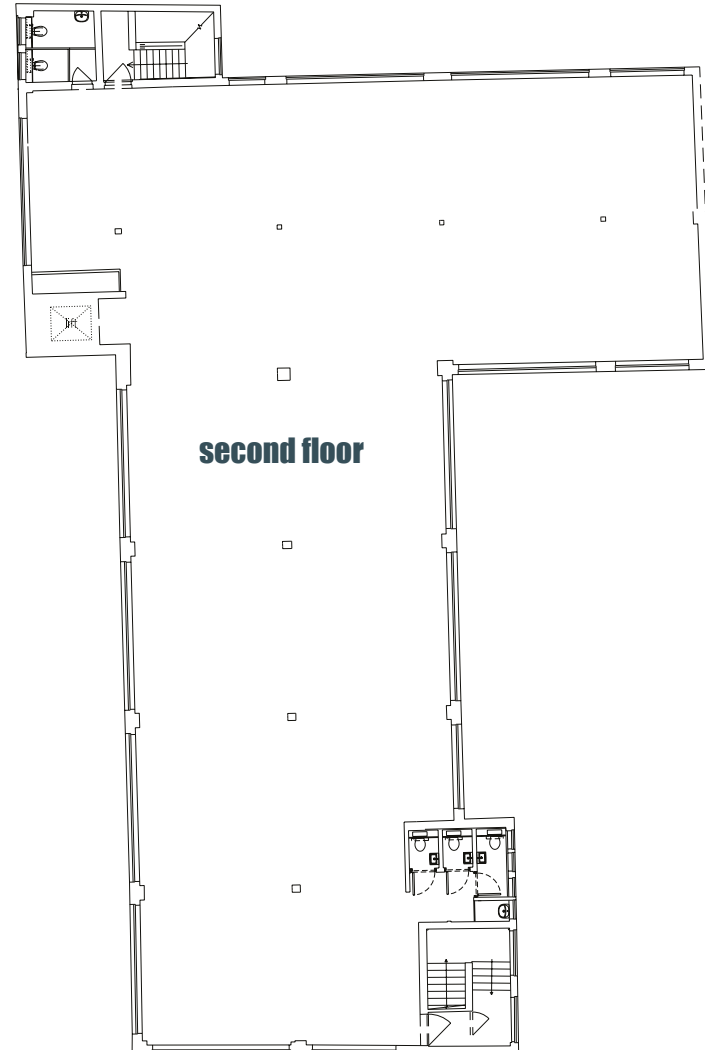
second floor

SIZE SQ FT

5,207 sq ft

SIZE SQ M

483.73 sq m



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EATERIES:

- 1 Cote Brasserie
- 2 High Road House
- 3 La Trompette
- 4 Carluccio's & Waitrose
- 5 Foxlow Brasserie & Bar

LOCAL BUSINESSES:

- A Metropolis Studios (Recording Studios)
- B Willow & Hall (Publicis Group)
- C Gefco - (Logistics)
- D Turner Duckworth (design agency)
- E TVT (Production Company)
- F Disney, Discovery Channel, Paramount Pictures & QVC UK

HEALTH & SERVICES

- G Virgin Active
- H Town Hall
- I Hogarth Club

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LOCATION

The Garment Building is situated on Fishers Lane in the heart Chiswick town centre. The many bars shops and restaurants on Chiswick High Road are less than a 1 minute walk. The building is also within close walking distance to both Turnham Green (District and Piccadilly lines) and Chiswick Park (District line) underground stations, providing fast access to Heathrow and Central London. Both stations are approximately 5 minutes and 8 minutes walk away respectively.

DESCRIPTION

Formerly a clothes factory and in more recent times, a serviced office building, the property has been refurbished to provide 3 floors of open plan, warehouse style offices with the following amenities:

AMENITIES

- Excellent natural light
- Exposed air-cooling & heating
- Town centre location that is also secluded
- Pendant feature lighting
- WCs & showers
- On site parking
- New lift
- Bicycle store
- High ceilings

RENT RATES	£35 per sq ft.
SERVICE CHARGE	To be assessed, guide £11.00 per sq ft.
TERMS	To be assessed, guide £7.00 per sq ft.
EPC	Available to let on new terms direct from the landlord.
	Available on application.



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 September 2021

**FOR FURTHER INFORMATION
PLEASE CONTACT SOLE AGENTS**

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