



610 Chiswick High Road Chiswick London W4 5RU

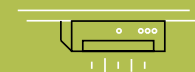
CHISWICK GREEN

THE GALLERY





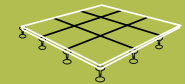
SPECIFICATION



Heating & cooling via a 4 pipe fan coil system



Dimmable LG7 compliant lighting with motion and daylight sensing



Full access raised floors



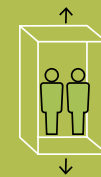
cycle storage



Showers & locker facilities



24 hour manned reception



3 x 13 person lifts & goods lift



Excellent natural light



Stunning views

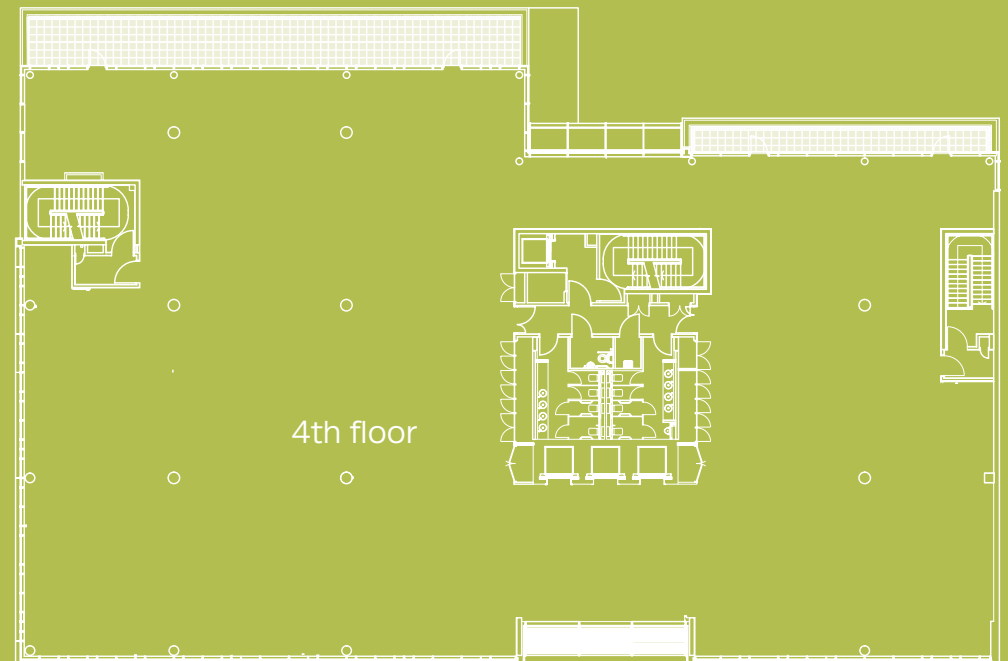
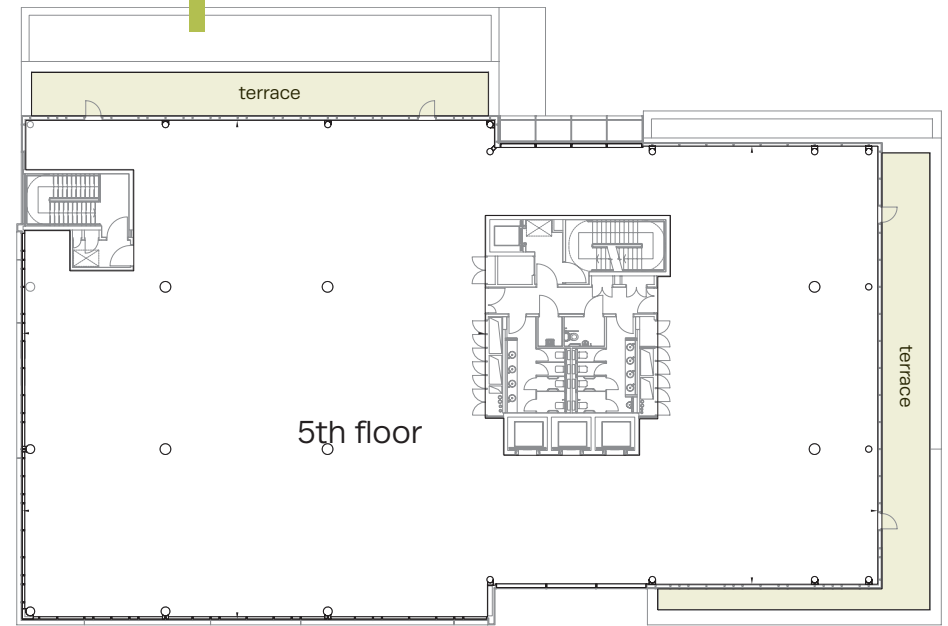


THE OFFICES

FLOOR	SIZE SQ M	SIZE SQ FT
5th	1,071.54	11,534
4th	1,244.90	13,400
3rd	1,367.71	14,722
2nd	1,366.69	14,711
1st	1,350.62	14,538
TOTAL	6,401.46	68,905

DESCRIPTION

The office space is fully fitted and is offered in its entirety or floor by floor.



THE LOCATION

Chiswick Green is located just off the A4 Chiswick Roundabout on the A315 Chiswick High Road providing fast access to the west end, Heathrow and the west via the M4 and M25. Central London is 6 miles away and Heathrow Airport is only 8 miles.

On Chiswick High Road are an excellent selection of food, beverage, fashion and retail outlets. Numerous restaurants, including La Trompette, High Road House (part of Soho House Group) and Carvosso's are available.

There is an F45 and a Virgin Active Gym that offers training classes and a swimming pool that is only a 6 minute walk away in Chiswick Business Park.

TRANSPORT LINKS

GUNNERSBURY STATION
Underground (District Line) & Overground
Is a 2 minutes' walk.

CHISWICK PARK STATION
Underground (District Line)
Is a 10 minute walk off Chiswick High Road Via Acton Lane.

KEW BRIDGE STATION
Overground trains to Waterloo
Is approximately 11 minutes walk along the High Road Via Chiswick roundabout.



LOCAL OCCUPIERS

The area has attracted a number of well-known global corporates including CBS News, Discovery Channel, France Telecom, PepsiCo, Foxtons, MicroStrategy, Teletext, Esporta, and Vue Entertainment.



LOCAL

1. Chiswick Business Park Occupiers Include:

- Avon
- CBS News
- Danone
- Swarovski
- Starbucks
- PepsiCo
- Paramount Pictures International

- 2. La Trompette Restaurant
- 3. High Road House
- 4. Space NK
- 5. Côte Brasserie
- 6. Marks & Spencers Food
- 7. Waitrose
- 8. Sainsbury's Superstore

TRAVEL TIMES

From Gunnersbury you can get directly to:

- Richmond.....6 minutes
- Ealing Broadway.....7 minutes
- London Victoria.....22 minutes
- Green Park.....24 minutes
- Heathrow Terminals 1-3.....37 minutes

Source Transport for London

THE FACTS

RENT

£45.50 per sq ft

TERMS

Available by way of a sub lease with terms to be agreed

SERVICE CHARGE

£6.50 per sq ft (includes Buildings and Estate Charge)

RATES

£21 per sq ft (average) approximately, inclusive of transitional relief. To be confirmed with local authority.

EPC

Rated B

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 June 2021

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