

# CHISWICK WORKS



Fitted offices  
from 1,000 to  
10,000 sq ft

100 Bollo Lane







## Chiswick

A base for creative and innovative entrepreneurs



Chiswick is a popular destination for businesses looking to enjoy all the trappings of London Town, at a distance that equally accommodates the more peaceful and scenic nature of suburbia - blending the best of both worlds. West London has long been considered a valuable base for creative and innovative entrepreneurs.

The region was home to the UK's first ever shared workspace at Barley Mow in 1976, encouraging a plethora of individuals from designers and architects to jewellers and craftspeople. That eclectic mix of creative types remains as strong in West London today as ever, with 41 new start-ups said to be operational per square km across the region.

Almost a quarter (23%) of all enterprises in West London are less than two years old, so there is no better place in the capital to find a community of like-minded entrepreneurs to be inspired by.

# Location

Just a walk away from the fashionable Chiswick High Road with its shops, bars and cafes, Chiswick Works is located beside Chiswick Business Park, home to a collection of the world's leading businesses.

It is just a 7 minute walk from Chiswick Park and Acton Town Stations and 9 minutes from Gunnersbury Station. Chiswick High Road (A315) also provides quick and easy access to the A4/M4 which is less than a mile to the west of the building.

## Food & Beverage

1. The Stag Public House
2. The Swan
3. The Duke of Sussex
4. The Old Pack Horse
5. Fire Station Cafe

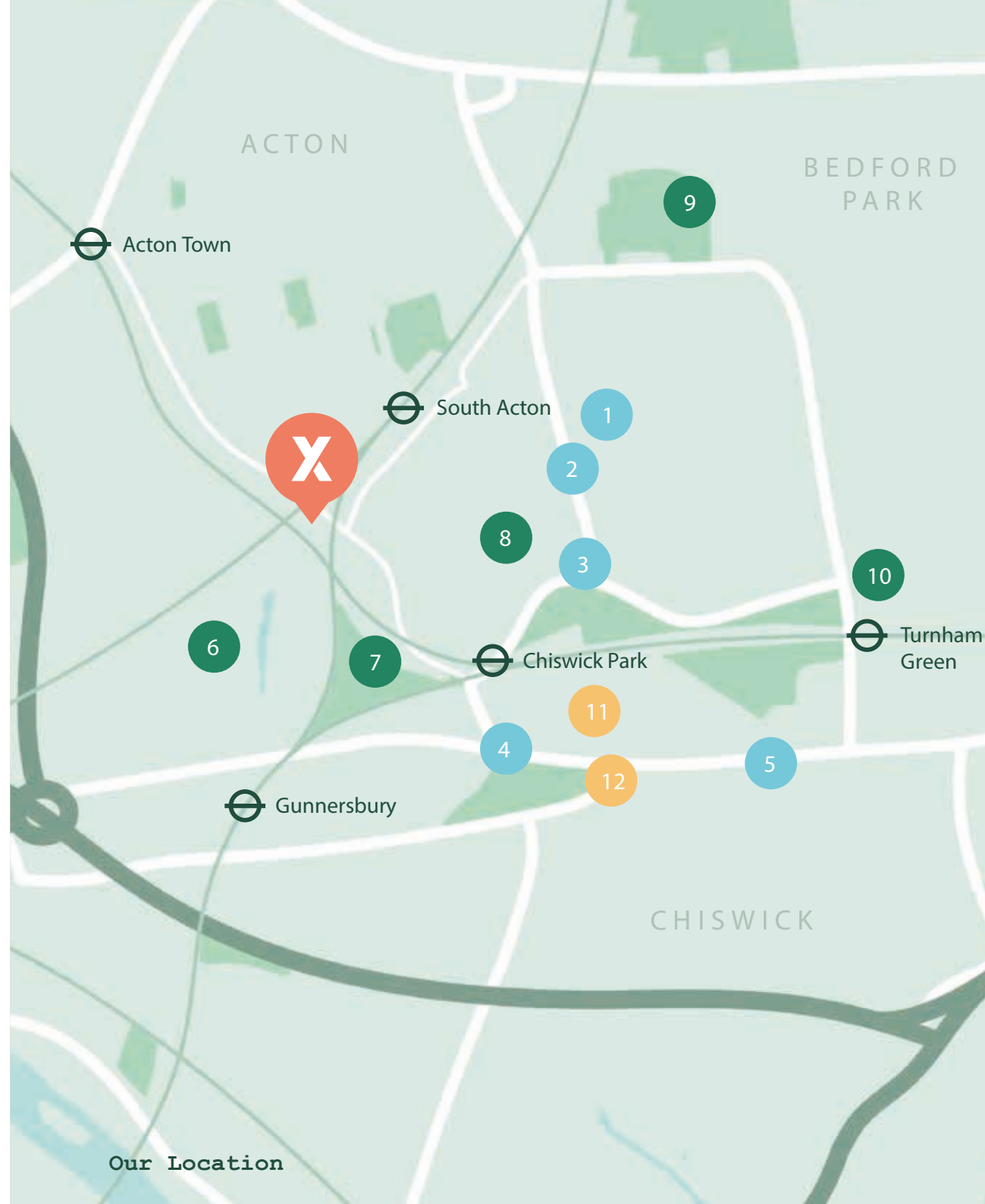
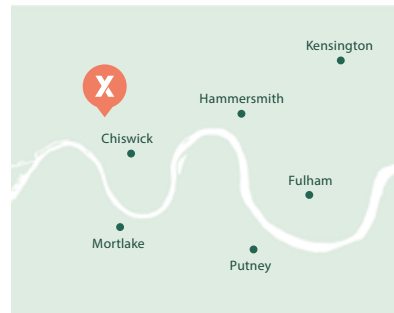
## Wellness & Culture

6. Virgin Active
7. Gunnersbury Triangle local nature reserve
8. Forge Warehouse Gym
9. Labirintum Garden
11. St Michael and All Angels Church

## Amenities

11. Sainsbury's
12. Waitrose

- South Acton : 4 mins
- Chiswick Park : 7 mins
- Acton Town : 7 mins
- Gunnersbury : 9 mins
- Oxford Circus : 35 mins



# Building Highlights



Google-quality  
break-out space



Hybrid-flex-  
memberships



BREEAM rated  
building (Very good)



Floor-to-ceiling glazing  
for high natural light



Games area



Dog friendly



Print stations



Showers



Complimentary tea  
and coffee



Meeting rooms and  
phone booths



Amphitheatre-style  
events space



Secure bike  
storage









## Space Breakdown

Suite	Size sq ft	Size sq m
1	2,428	225.6
2	2,213	205.6
3	1,002	93.1
4	1,824	169.4
5	1,788	166.1
6	1,142	106.1
Total	10,397	965.9

Adjoining suites may be combined

## Costs

RENT	RATES	SERVICE CHARGE
£39.50	£18.50	£10
UTILITIES	WIFI	
£3	£1.20	

The space is fully fitted out and you can choose to the space on a managed basis or on a conventional lease.

Managed means the Lessor is operating the space and can support you with all aspect of your office including redesigning the space, managing your costs (including service charge, business rates, utilities, wifi etc) and provide you a range of services.

The costs above are quoted for a conventional lease.





# Contacts

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Misrepresentation Act 1967:  
These particulars are believed to  
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