

578 CHISWICK HIGH ROAD
CHISWICK W4 5RP
5,036 - 10,162 SQ FT

**THE
CHISWICK
BUILDING**

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The Chiswick Building is a high profile contemporary office building at the gateway to Chiswick Park.

The first and second floors are available to let and total 10,162 sq ft of high quality open plan offices with parking.



CENTRE

STAGE

CHISWICK PARK  9 MIN 

GUNNERSBURY
NATURE RESERVE

GUNNERSBURY   1 MIN 

CHISWICK
BUSINESS PARK

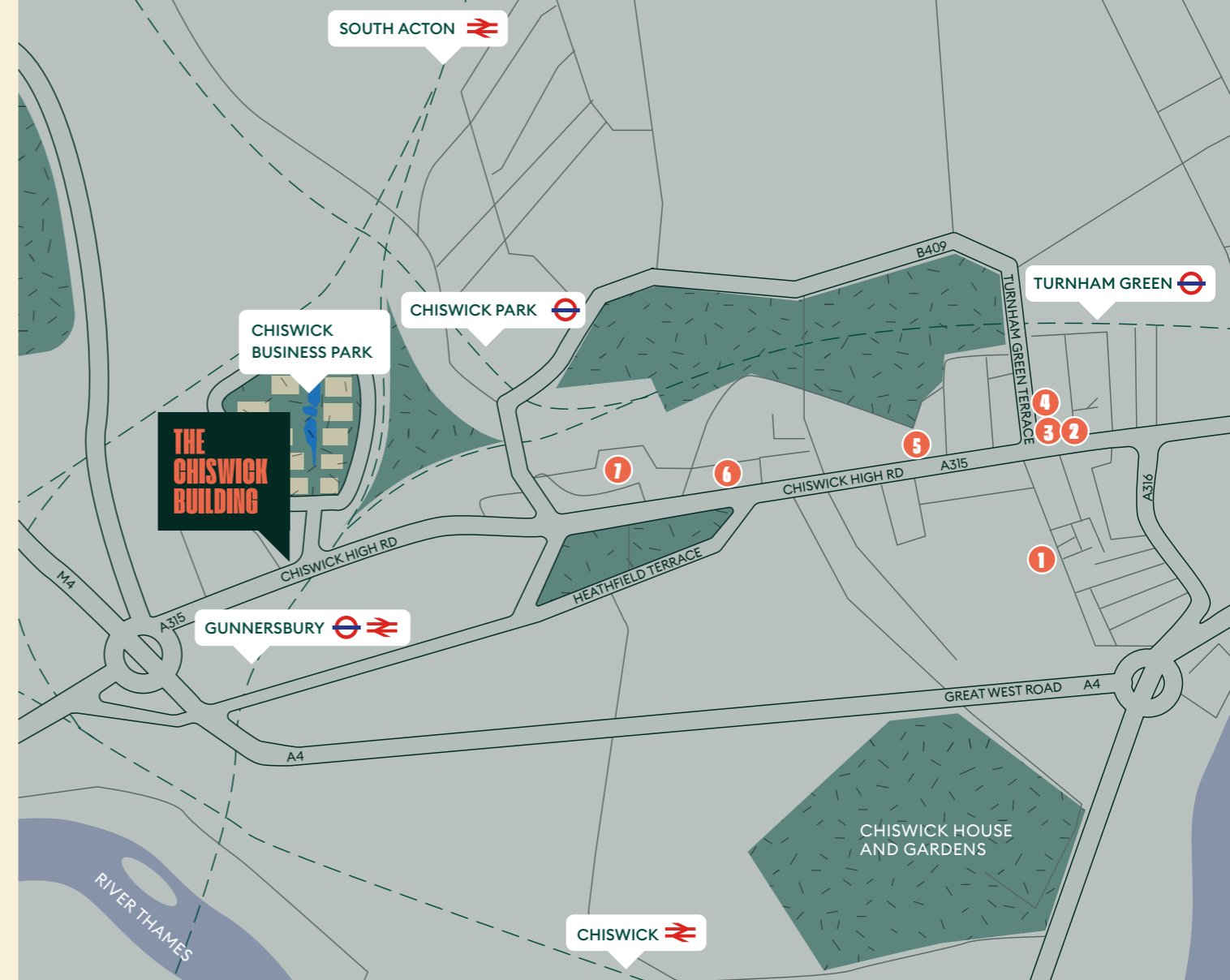
THE
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M4 MOTORWAY

LOCATION LOCATION LOCATION



The Chiswick Building is situated directly opposite Gunnersbury (District Line) and Overground (Stratford to Richmond via North London). Chiswick Park is just behind the property and Chiswick town centre with its excellent shopping, restaurants and bars is a 5 minute walk. The building is approximately 1/2 a mile from the Chiswick roundabout and Junction 1 of the M4 with easy access by road to Heathrow Airport some 8 miles away.



LOCAL OCCUPIERS



TRAVEL TIMES

From Gunnersbury you can get directly to:

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

Source: Transport for London

AMENITIES

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

SPACE FOR

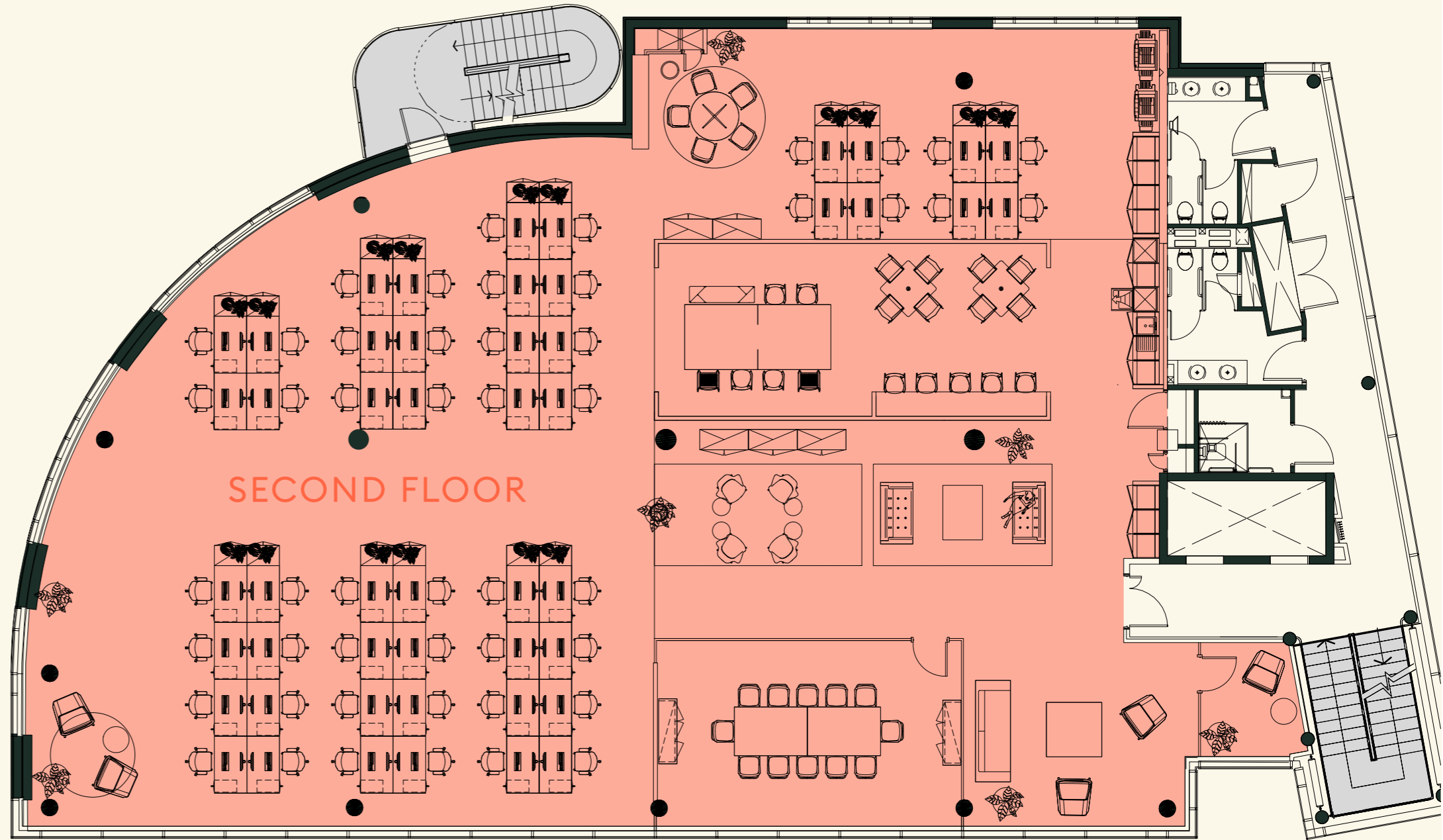


IDEAS

SPACE IS EVERYTHING

ACCOMMODATION

Second floor (CAT A+)	5,126 sq ft	476 sq m
First floor	5,036 sq ft	468 sq m
TOTAL	10,162 sq ft	944 sq m



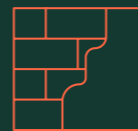
■ = Office ■ = Core

SPECIFICATION

The Chiswick Building has been constructed to a high quality specification and the 1st and 2nd floors benefit from:



Full height glazing



Exposed concrete columns



Contemporary internal finishes



EV parking available



2.7m floor to ceiling height



New LED lighting



Kitchen and break out area



High quality existing fit out



Double height reception



Shower facilities



Full access 150mm raised floors



New VRF air conditioning



FURTHER INFORMATION

RENT

On application

TERMS

New leases available with terms to be agreed

SERVICE CHARGE

£14.25 per sq ft 2023/2024
(includes Building and Estate charge)

RATES

Approx £19.00 per sq ft

EPC

B

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