

BARLEY MOW CENTRE

10 Barley Mow Passage Chiswick London W4 4PH



STUDIO STYLE OFFICE 300 sq ft to 2,000 sq ft

Shared facilities



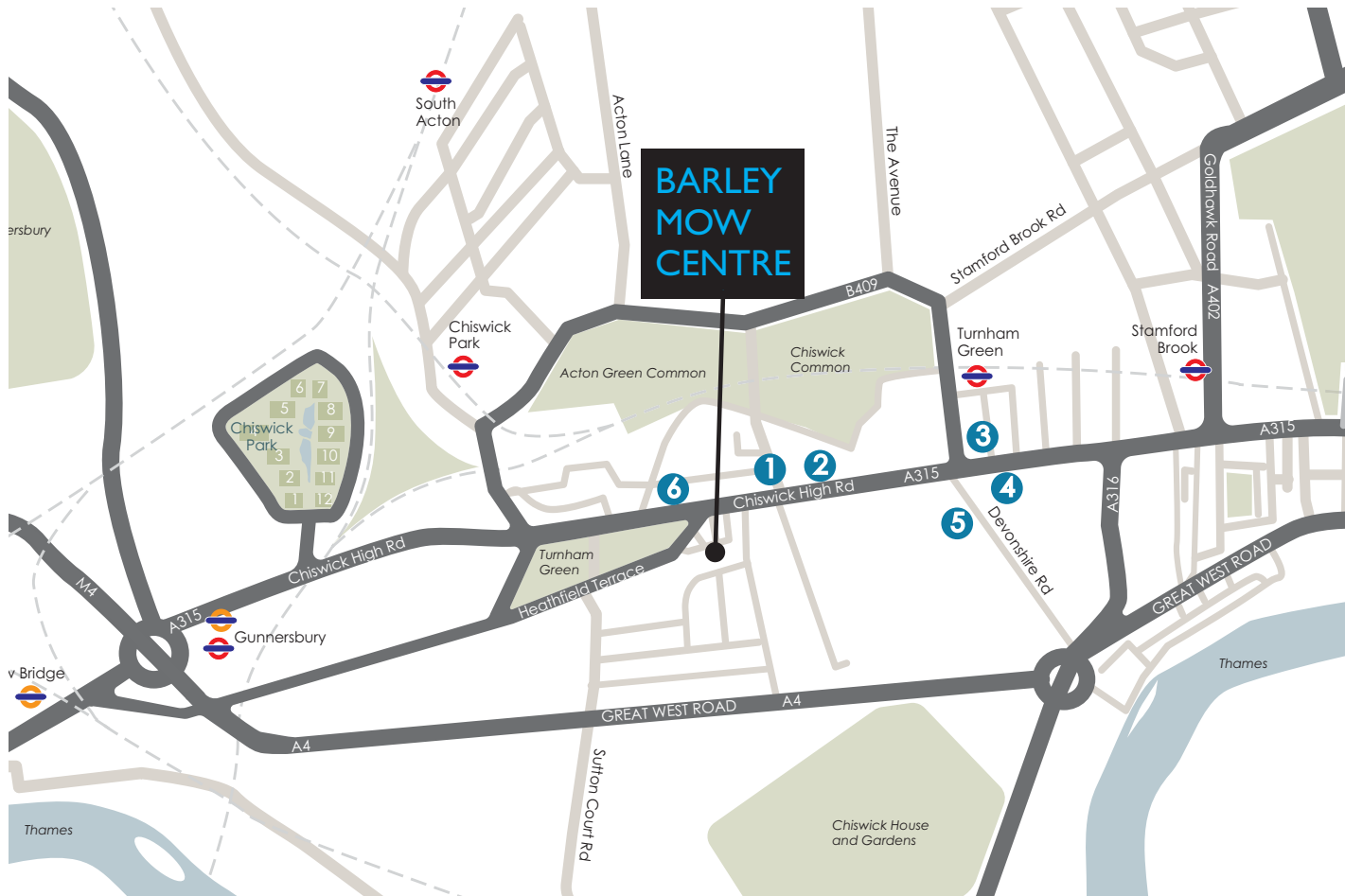
Large studio style office



Specification

- On-site cafe
- CCTV
- On-site meeting rooms
- 24 hour access
- Air-conditioning
- Cycle racks
- Showers
- Disabled access
- Meeting rooms
- Recycling facilities
- Good natural light
- Passenger lifts
- Telecoms & data
- Centre manager
- WiFi





A Great Location

The building is situated just 0.3 miles from Chiswick Park Underground Station and 0.5 miles from Turnham Green Underground station from where the District & Piccadilly Line provides a frequent service to the West End, City and Heathrow Airport. Gunnersbury Underground & Overground station – located 12 minutes' walk away - connects travellers to Waterloo and Clapham Junction. The bus station is also close at hand whilst the West End and City are easily accessible via road.

Communications and amenity are excellent with the various bars, restaurants, coffee shops and leisure facilities of Chiswick High Road

Local Amenities

- | | |
|------------------------------|-------------------|
| 1. Starbucks / Gail's Bakery | 4. Gourmet Burger |
| 2. Bills Chiswick | 5. La Troumpette |
| 3. High Road House | 6. Waitrose |

Getting around

Public transport

Hammersmith	18 mins
Paddington	33 mins
Victoria	33 mins
Waterloo.....	42 mins
Kings Cross St Pancras.....	45 mins
Heathrow Terminals 1, 2 & 3	43 mins

Times taken from Barley Mow Centre
Source: citymapper.com

Driving times

Richmond.....	17 mins
Heathrow.....	28 mins
Slough.....	45 mins

Public transport connections include:

Chiswick Park Station

(District Line trains)
0.3 miles 7-minute walk

Turnham Green Station

(Piccadilly and District Line trains)
0.5 miles 10-minute walk

Gunnersbury Station

(District and Over ground trains)
0.6 miles 12-minute walk

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. Numerous bus services operate on Bollo Lane and Chiswick High Road.

Description

Located in the heart of West London's leafy Chiswick, Barley Mow is a vibrant business hub of innovation and creativity. Offering office and studio spaces, whether you're looking for exposed brick feature walls or a mezzanine, our studios are a blank canvas to make your own.

The Barley Mow also contains a bustling co-working lounge set within a bright atrium area and a range of high-spec and bookable meeting rooms for 5-10 people. Excellent transport links to central London, Heathrow and the M4 make the Barley Mow Centre easy to get to for your morning commute and client meetings.

Accommodation

A range of office available from 300 sq ft up to 2,000 sq ft

LARGE STUDIO STYLE UNIT

Unit BM 1.06/9	2,066 sq ft
Rent	£50 per sq ft inclusive of:
* Rent	* Service Charge,
* Electricity	* Wifi

OTHER COSTS

Rates	To be confirmed with local authority
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Term

Studios are available on flexible terms

Contact

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Chiswick Area Guide

Identified in the London Plan as a major centre in Greater London, Chiswick is a significant area that features an expanding commercial presence. Attracted by regeneration and favourable transport connections to important destinations throughout West London and beyond, businesses are taking advantage of growing retail and office space situated throughout Chiswick and the W4 postcode district.

What type of businesses does Chiswick suit?

Companies involved in a diverse range of industries are choosing commercial property in Chiswick as it offers a host of benefits to all businesses. From superior transport links to extensive leisure amenities, the area provides companies with a well-rounded location that meets corporate needs, at the same time as offering plenty of room for growth.

***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 Jan 2024*

