

Super-Spec Offices on Super Economic Terms!

Free fit out – Free furniture – No dilapidations – Rent free period

3,200 – 25,150 SQ. FT.

(297.2 – 2,336.5 SQ.M.)

To Lease – Detailed Terms on Application



CHISWICK PARK

3rd Floor, Building 11

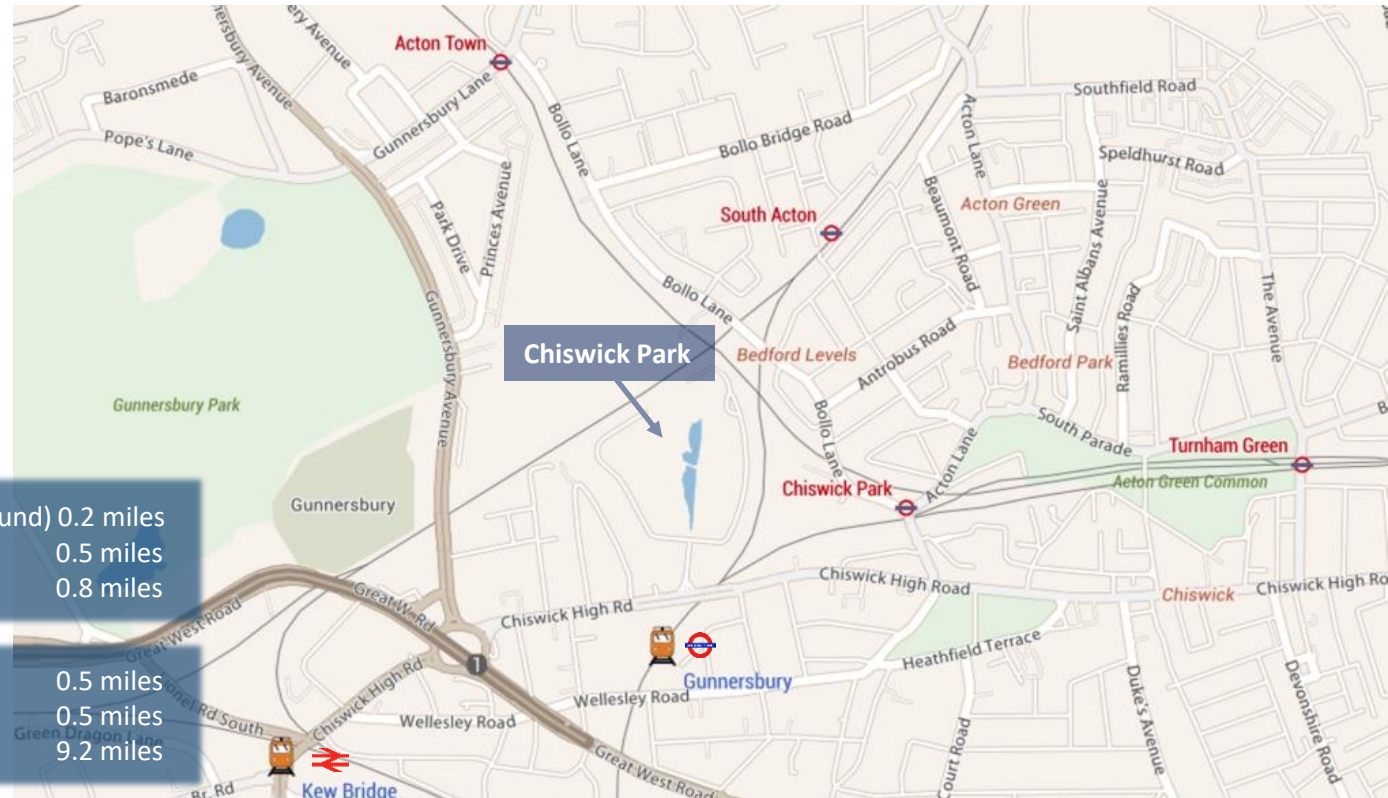
**566 CHISWICK HIGH ROAD
LONDON, W4 5YS**

LOCATION

Chiswick is an established office location and an affluent residential suburb, situated approximately 8 kilometres (5 miles) to the west of Central London. Chiswick Park is situated to the west of Chiswick town centre which is beneficial in terms of the facilities and amenities available.

The development is approximately 0.5 miles from the Chiswick roundabout which connects with the A4 / M4, as well as the A406 North Circular Road and A205 South Circular Road.

Public transport connectivity is very good, with Gunnersbury (District Line) being available a short walk from the development, and Kew Bridge (British Rail) being approximately 10 minutes' walk from the property. In addition, bus routes pass to the front of the development along the A315 Chiswick High Road.



Gunnersbury (District/Overground) 0.2 miles
 Chiswick Park (District Line) 0.5 miles
 Kew Bridge (British Rail) 0.8 miles

A4 / M4 - Brentford 0.5 miles
 North Circular – Chiswick 0.5 miles
 Heathrow Airport 9.2 miles



THE PROPERTY

Chiswick Park is a premier West London Business Park and an internationally recognised business address, attracting a large range of corporate occupiers and has proven to be an extremely successful development.

The available office space is located within Building 11 and enjoys the following amenities: -

- Spacious, modern ground floor reception with receptionist facilities
- On site Virgin Active gymnasium, range of food and catering offerings, as well as organised on the park events for occupiers.
- Air conditioning
- Suspended ceilings with recessed lighting
- Three compartment underfloor channel trunking via a raised access floor
- Fully furnished (Possible Option)
- On-site car parking.
- High quality contemporary detailed finishes and fittings
- Good floor to ceiling height and excellent natural light

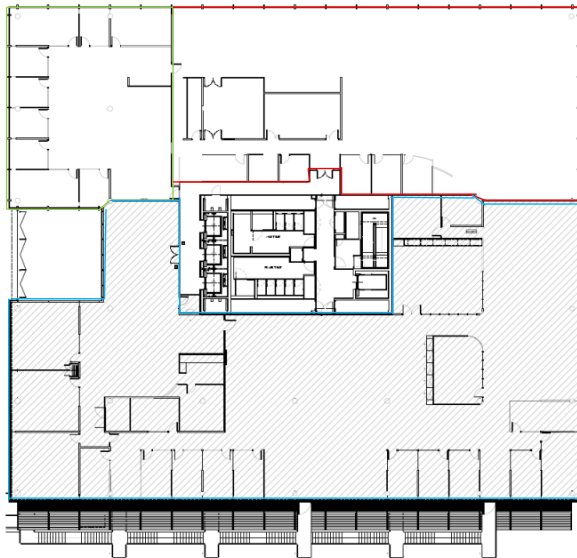


Suite 1, 3rd Floor, Building 11

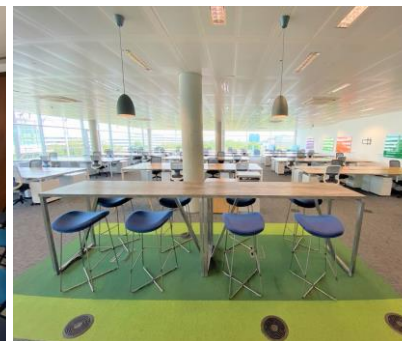
ACCOMODATION

The space comprises a large floor plate which has been sub-divided into 3 suites. It is capable of reconfiguration to meet different size requirements, or as a large single suite if required. On an IPMS3 basis, the approximate available floor area is as follows: -

Building 11, 3 rd Floor	Size (Sq. Ft.)	Size (Sq. M.)
Suite 1 (Area edged green)	3,200	297.28
Suite 2 (Area edged red)	7,556	701.96
Suite 3 (Area edged Blue)	14,394	1,337.23
Total All	25,150	2,336.47



Suite 2, 3rd Floor,
Building 11



TERMS / COSTS

An assignment, or a new underlease is available for the residue of the lease term until 25 June 2025 outside the 1954 Landlord & Tenant Act (Part II) as amended at a rental of **£49.50 per sq. ft.**

Business Rates

According to the Valuation Office Agency, the rateable values for the office suites are as follows: -

Building 11, 3rd Floor	Rateable Value	Approximate Rates Payable <small>(based on standard/higher multiplier 2023/2024)</small>
Suite 1	£141,000	£72,192 per annum
Suite 2	£335,000	£171,520 per annum
Suite 3	£620,000	£317,440 per annum

Transitional adjustments may apply – all applicants to make their own enquiries through the local billing authority.

Service Charge

A service charge is payable for the upkeep and maintenance of the common parts. Details available from the agents.

VAT

The property is registered for VAT, which applies in addition.

EPC

Rating: C (74)

Use

Class E / B1 (Offices)

Legal Costs

Each party to bear their own legal costs.



Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



CONTACT

For further information or viewings: -



VOKINS
CHARTERED SURVEYORS
020 8400 9000
www.vokins.co.uk

John Vokins
j.vokins@vokins.co.uk
020 8400 9000

Jonty Torr
j.torr@vokins.co.uk
020 8400 8898



hanovergreen
020 3130 6400
hanovergreen.co.uk

David Cuthbert
dcuthbert@hanovergreen.co.uk
020 3130 6401

Harry Pruden
hpruden@hanovergreen.co.uk
020 3130 6416

Misrepresentation Act 1967
Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.