

**TO LET – FLEXIBLE OFFICE SUITES AVAILABLE
LOCATED NEXT TO GUNNERSBURY STATION**



The Light Box

111 Power Road, Chiswick, London, W4 5PY

**140 – 11,400 sq. ft.
(14 – 1059.1 SQ M.)**

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Location

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

The Light Box is situated approximately 0.3 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 and Overground) being a short walk away, Chiswick Park (District Line) being 0.8 miles away and Kew Bridge (British Rail) being approximately 10 minutes' walk from the property.



A4 – Great West Road	0.3 miles
North Circular – Chiswick	0.3 miles
M4 – Junction 2	0.3 miles
Heathrow Airport	7.0 miles



Chiswick Park (District Line)	0.8 miles
Turnham Green (District Line)	1.5 miles
South Acton (Overground)	1.3 miles
Acton Town (District/Piccadilly Line)	1.3 miles

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The Property

In between Chiswick Park and Gunnersbury, The Light Box has bright and modern central communal space surrounded by stylish offices and studios.

The Light Box features high-spec meeting rooms and breakout space styled on a 1920s New York bar. In addition, there is also an on-site café bar.

The Light Box benefits from being close by to local amenities such as retail shops, restaurants, coffeeshops, bars, and gymnasiums nearby at Chiswick Business Park and Chiswick High Road.



Amenities

- CCTV
- Meeting Rooms
- Showers
- Recycling Facilities
- Wi-Fi
- 24 Hour Access and Security
- Café
- Parking & Cycle Racks
- Disabled Access
- Centre Manager & Staffed Reception
- Bureau Facilities

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Terms

Office suites are available on a part inclusive basis - availability and further details available from the agents.

Rent

Rent on application.

Rates

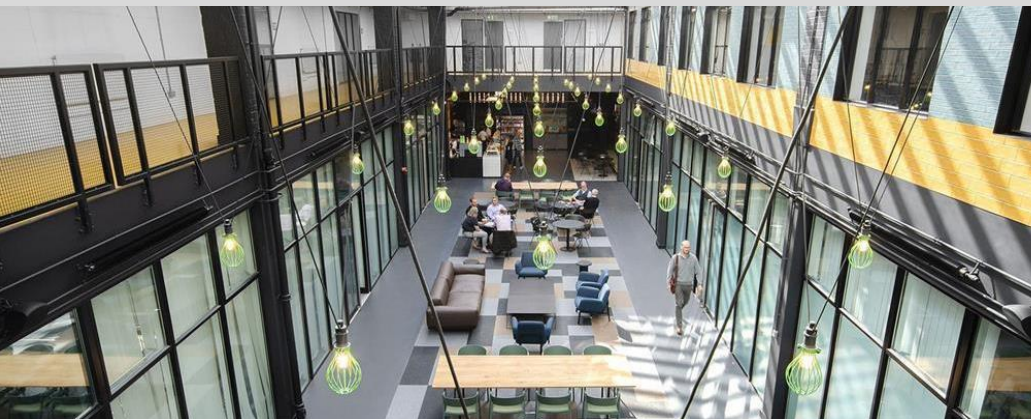
All applicants must make their own enquiries through the London Borough of Hounslow billing authority.

VAT

VAT may be applicable.

EPC

Further details available from the agents.



Viewing

Through prior arrangement with agent Vokins.

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.

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.

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