




**CHISWICK PARK
#LONDON W4**

**PRIME RETAIL, WORKSPACE
AND LEISURE OPPORTUNITY**



**SITE MANAGED
BY ENJOY-WORK
WITH REGULAR
EVENTS AND PUBLIC
ENGAGEMENT
OPPORTUNITIES**

12,000
OFFICE WORKERS

9
**GLOBAL OFFICE
HEADQUARTERS**

**LOCATED ON
THE BUSTLING
CHISWICK HIGH
ROAD, CHISWICK
PARK SITS WITHIN
ONE OF LONDON'S
MOST AFFLUENT
DISTRICTS**

300
**STUDENTS ON
SITE EACH DAY
WITH RICHMOND
AMERICAN
UNIVERSITY**

33
ACRE SITE

1.8
**MILLION SQ. FT OF
COMMERCIAL SPACE**

15
**EUROPEAN
OFFICE HEADQUARTERS**

BRILLIANTLY CONNECTED TO LONDON'S TRANSPORT NETWORK AND BEYOND

PRINCIPAL MAINLINE STATIONS

Clapham Junction 15 minutes
 Victoria 20 minutes
 Paddington 23 minutes
 Waterloo 26 minutes
 King's Cross/St Pancras Int. 31 minutes

SELECTED UNDERGROUND STATIONS

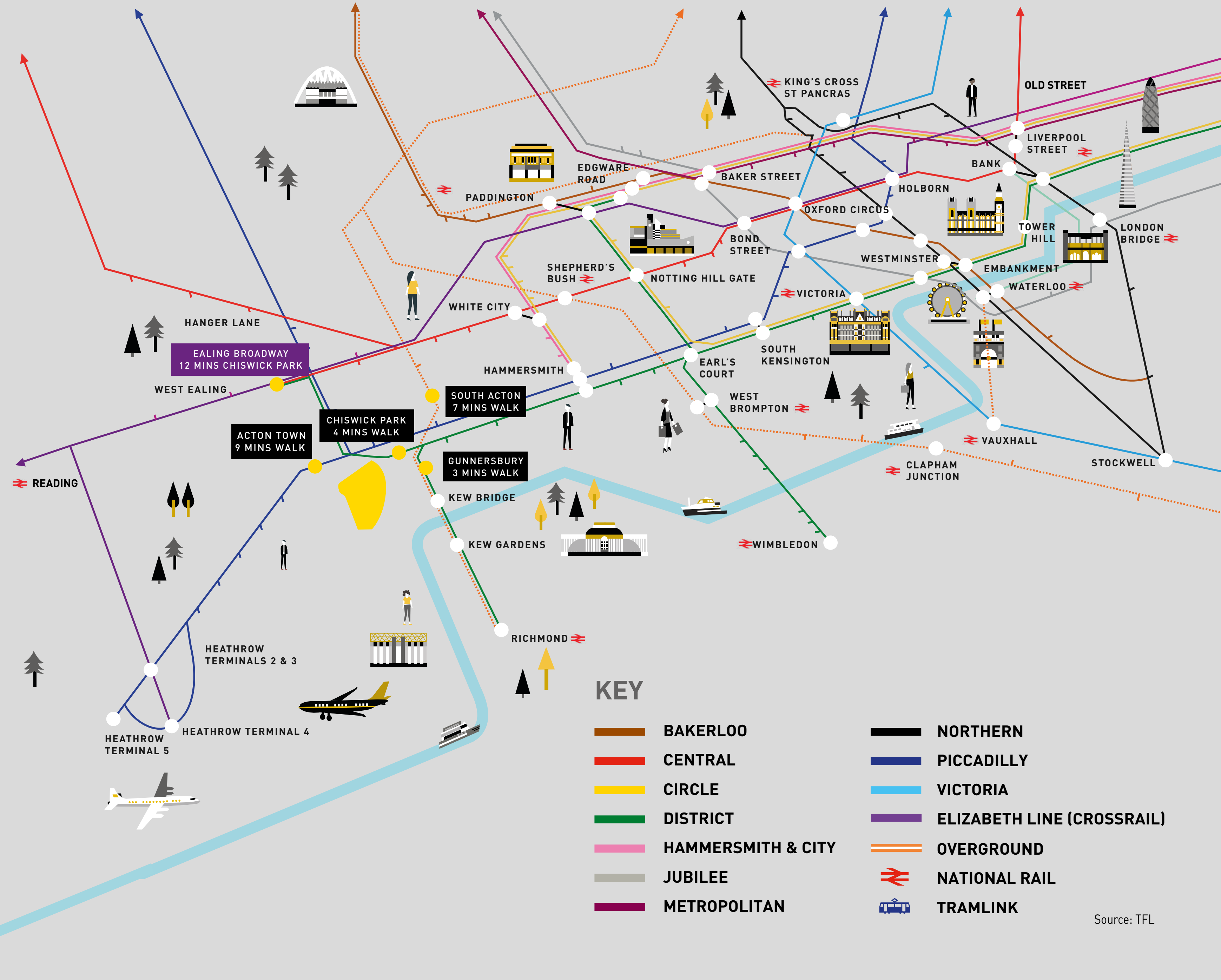
Earl's Court 13 minutes
 Kingsbridge 17 minutes
 Green Park 21 minutes
 Holborn 27 minutes
 Bank 40 minutes

PRINCIPLE INTERNATIONAL AIRPORTS

London Heathrow 37 minutes
 London Gatwick 51 minutes
 Luton 57 minutes
 City 61 minutes
 Stansted 80 minutes

CROSSRAIL- THE ELIZABETH LINE (FROM EALING BROADWAY - 2022)

12 minutes from Chiswick Park via Chiswick Park Station
 Paddington 7 minutes
 Tottenham Court Road 12 minutes
 Liverpool Street 18 minutes
 Canary Wharf 25 minutes
 Reading 41 minutes



KEY

- | | | | |
|--|-------------------------------|--|-----------------------------------|
| | BAKERLOO | | NORTHERN |
| | CENTRAL | | PICCADILLY |
| | CIRCLE | | VICTORIA |
| | DISTRICT | | ELIZABETH LINE (CROSSRAIL) |
| | HAMMERSMITH & CITY | | OVERGROUND |
| | JUBILEE | | NATIONAL RAIL |
| | METROPOLITAN | | TRAMLINK |

CHISWICK PARK

ACTON TOWN

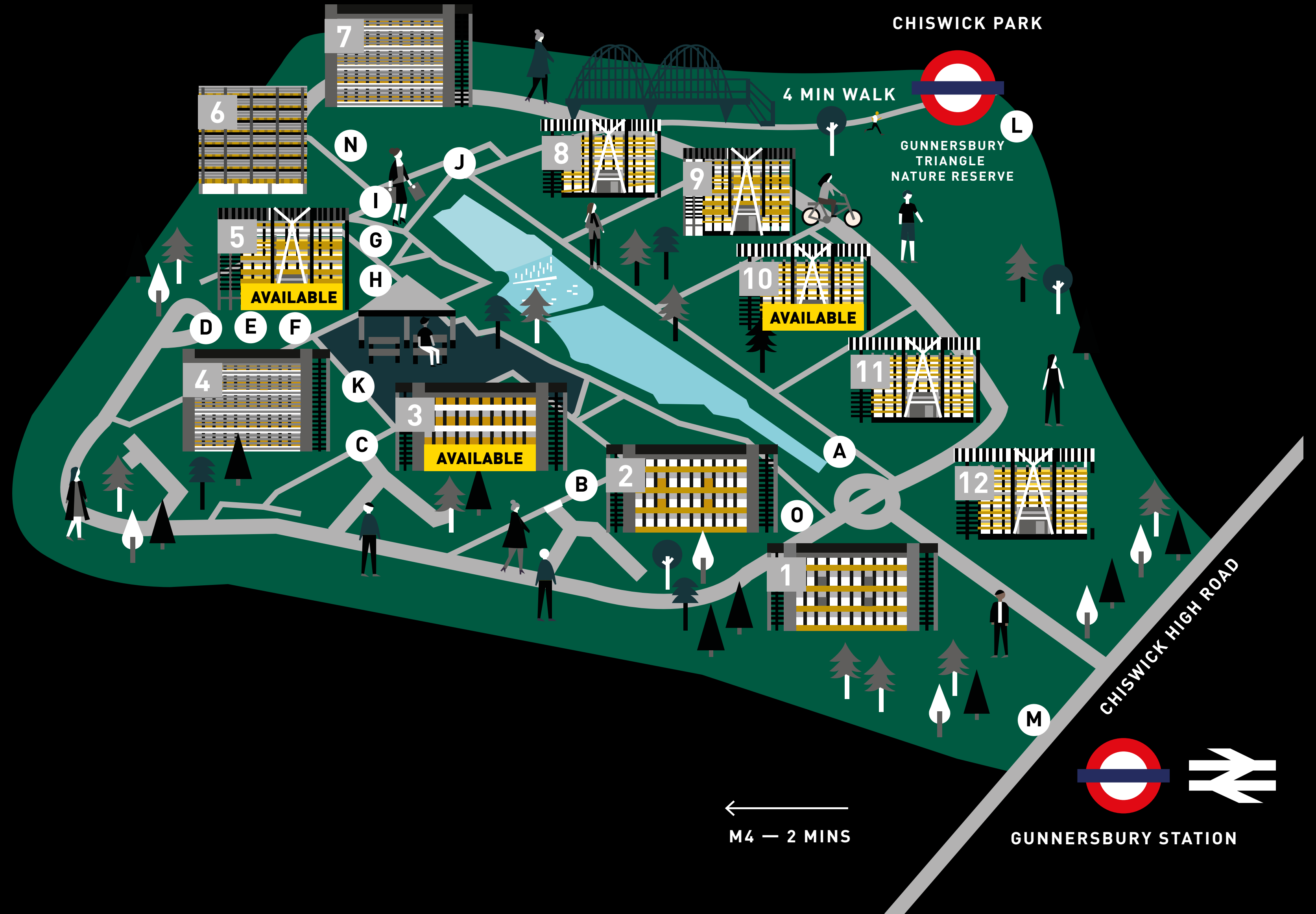


EALING BROADWAY
ELIZABETH LINE
(CROSSRAIL)
12 MINUTES

CHISWICK PARK

ONSITE AMENITIES

- A** Starbucks Coffee
- B** Enjoy-Work Office
- C** Virgin Active Health Club
- D** WHSmith
- E** Go Chisou
- F** Pret A Manger
- G** Starbucks Coffee
- H** The Union Bar & Grill
- I** ATM Machine
- J** Kafe 23
- K** Events Plaza
- L** Little Cherubs Nursery
- M** Bus Stop
- N** Meeting tee pee
- O** Cycle hub



DISCOVER YOUR SPACE

M4 — 2 MINS

GUNNERSBURY STATION

BUILDING 03

Part Ground Floor

5,757 sq ft

Lease Term

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

Upon Application.

Business Rates:

Rateable Value (From April 2023)

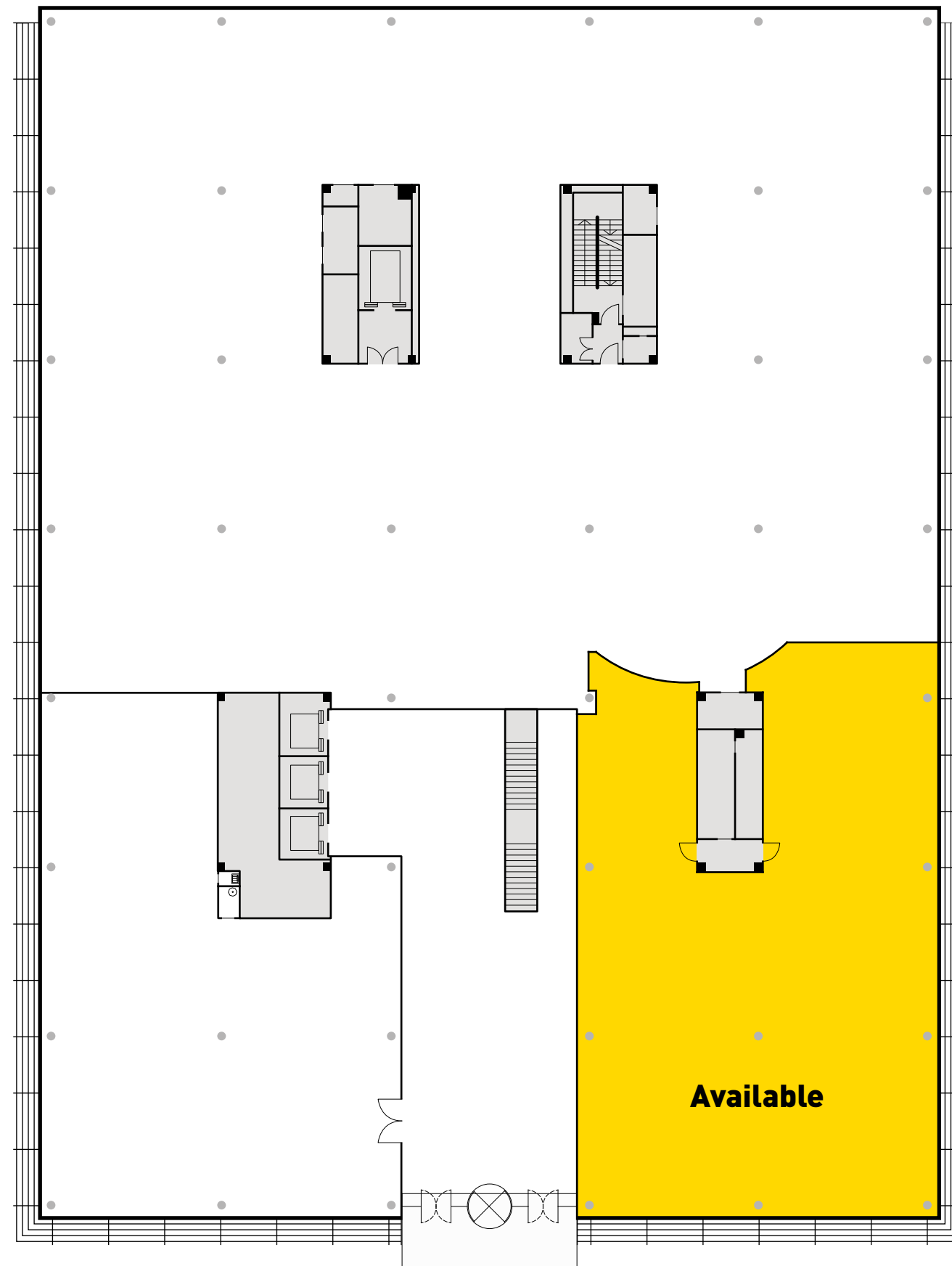
£97,500

Rates Payable (23/24)

£49,920

Service Charge

£3.55psf



floor plans indicative only



BUILDING 05

Part Ground Floor

1,058 sq ft

Lease Term

Subject to Vacant Possession, the property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

£55,000 per annum exclusive

Business Rates:

Rateable Value (From April 2023)

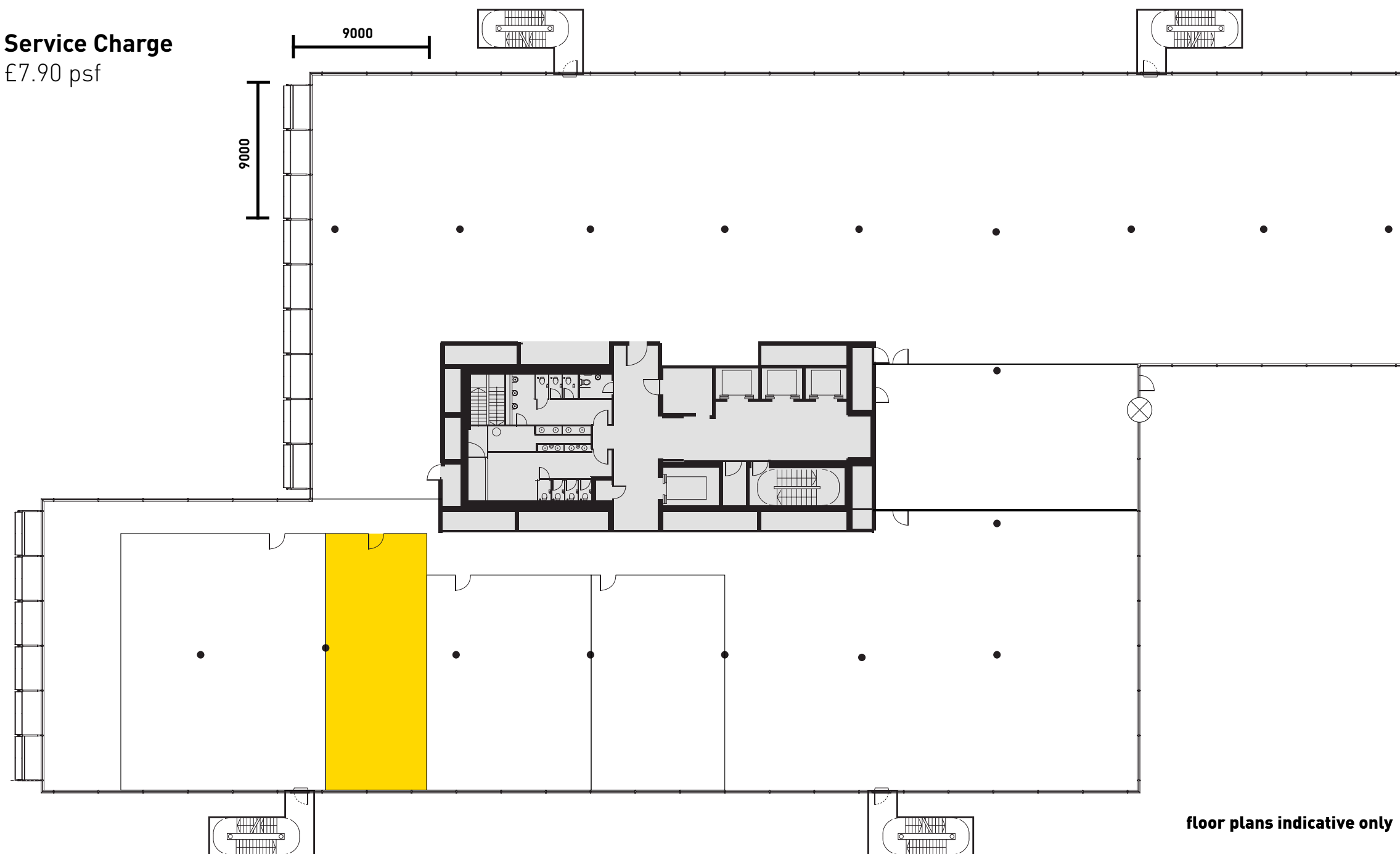
To be assessed

Rates Payable (23/24)

To be assessed

Service Charge

£7.90 psf



PROMINENT OPEN PLAN UNIT OVERLOOKING THE LAKE



BUILDING 10

Part Ground Floor

8,931 sq ft

Lease Term

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

Upon Application.

Business Rates:

Rateable Value

To be re-assessed.

Rates Payable (23/24)

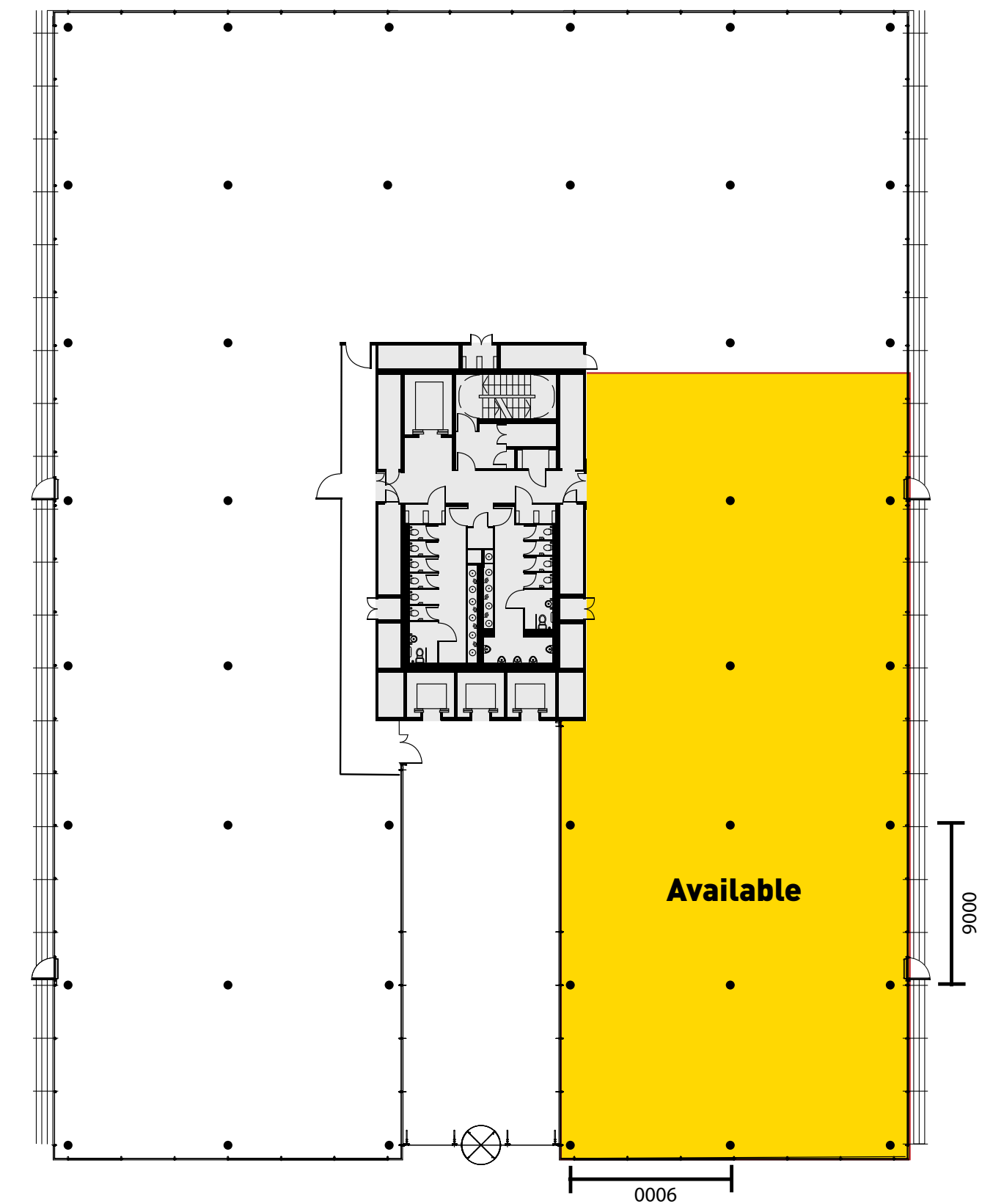
To be re-assessed.

Service Charge

£3.50psf

Availability

Unit has potential to be split and is suitable for a range of Retail, Workspace and Leisure uses.



floor plans indicative only

**IN EXTRAORDINARY
COMPANY**

**JUST SOME OF YOUR OUTSTANDING
NEIGHBOURS ON THE PARK**





Organised running event at The Park



Netball Tournament on The Park



Monthly food market at Chiswick Park

CHISWICK PARK #LONDON W4



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The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor plans, tenancy details, etc. and whether the premises are fit for purpose before entering into a contract. All prices and rents are exclusive of VAT and the property is offered subject to contract. Q1 2023.