



**THE WORLD OF  
CHISWICK PARK  
#LONDON W4**



**BIG IDEAS**

**BIG AMBITIONS**

**BIG IMPACT**

CULTIVATE YOUR BRIGHTEST + BOLDEST AT

**CHISWICK PARK**  
**#LONDON W4**

**BIG YOU**

**BIG SPACE**







**CHISWICK PARK**  
IS HOME TO  
SOME OF  
THE **WORLD'S**  
LEADING  
COMPANIES.

WE HAVE CREATED A COMMUNITY THAT ARE ENGAGED IN THE BELIEF THAT IF PEOPLE ENJOY WORK, THEY DO **BETTER WORK** - IF THEY DO BETTER WORK, YOU HAVE A **BETTER BUSINESS**.

WE BELIEVE THAT **YOUR BUSINESS** WOULD **THRIVE AT CHISWICK PARK** - IT IS THE PERFECT LOCATION TO RETAIN YOUR TALENT AND ATTRACT NEW TALENT TO YOUR BUSINESS.

WE WOULD WELCOME THE OPPORTUNITY TO LEARN ABOUT THE **AIMS AND OBJECTIVES** OF YOUR BUSINESS AND DISCUSS HOW WE COULD HELP YOU TO **ACHIEVE THEM AT CHISWICK PARK**.



**12**  
BUILDINGS

**10,000**  
GUESTS

**28**  
UK  
HEADQUARTERS

# CHISWICK PARK IS ENJOY-WORK

**33**  
ACRES

**1.8**  
MILLION SQ. FT

**15**  
EUROPEAN  
HEADQUARTERS







# BUILDING 4 – WELCOME TO YOUR NEW HOME

The ground floor at Building 4 offers a naturally-lit space and is located next to the events plaza and retail. The floor benefits from full height glazing and the building from shower rooms as well as the plethora of on-site amenities.



IN EXTRAORDINARY  
COMPANY

BECOME PART OF  
AN AMAZING  
SUCCESS STORY





# NEXT-GENERATION WORKSPACE FOR YOUR BUSINESS

Enjoy-Work are committed to constantly evolving sustainable and responsible workspace for all our guests



# WATCH

OUR ESG STORY



# PIONEERING AND PERFECTING ENVIRONMENTAL WORKSPACE

ESG



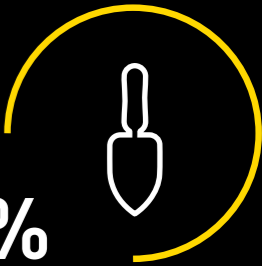
**10,000**  
NEW PLANTS  
INTRODUCED TO THE SITE  
IN THE LAST 5 YEARS




**100%**  
GREEN WASTE RECYCLED  
EACH YEAR



**ELECTRIC**  
CAR CHARGING POINTS




**100%**  
CARBON NEUTRAL  
LANDSCAPING  
EQUIPMENT



**100%**  
OF ENERGY  
SOURCED FROM  
RENEWABLE  
ENERGY SUPPLIERS



**1,071**  
TREES SAVED  
THROUGH  
RECYCLING  
PER ANUM



**HOME**  
TO 120,000 BEES  
PRODUCING 20KG OF  
ON-SITE HONEY PER YEAR



**18 TONNES**  
OF WASTE BROKEN DOWN  
PER ANNUM VIA  
ON-SITE WORMERY



# PIONEERING AND PERFECTING ENVIRONMENTAL WORKSPACE

ESG



## ENHANCED

BIODIVERSITY WITH 20 BIRD BOXES, 5 BAT BOXES, A DUCK HOUSE AND POND



## DEDICATED

CYCLEHUB FACILITIES ALONGSIDE 52 BIKES AND 22 BROMPTON BIKES TO HIRE



## INVESTMENT

OF OVER £2.6 MILLION IN PROJECTS THAT IMPROVE ENVIRONMENTAL PERFORMANCE



## 15+ AWARDS

FOR COMMITMENT TO THE ENVIRONMENT



## 60%

REDUCTION IN CARBON FOOTPRINT IN 2019



# CARING FOR AND COMMITTING TO OUR **COMMUNITY**

# ESG

**24/7**

SECURITY AND ASSISTANCE



**ACTIVE**

SUPPORTERS OF LOCAL AND INTERNATIONAL CHARITIES



**PARK**

MANAGEMENT AND MAINTENANCE TEAMS



**ONGOING**

PARTNERSHIPS WITH LOCAL SCHOOLS



**DEDICATED**

BUILDING MANAGEMENT



**ONECARD**

PROGRAMME OFFERING EXCLUSIVE PROMOTIONS FROM LOCAL BUSINESSES



**YEAR-ROUND**

WORKSHOPS, EVENTS, CLUBS AND SPORTS TEAMS



**DEDICATED**

SPEAKER EVENTS PROGRAMME WITH WORLD-CLASS TALENT



**145**

PERSON STRONG ENJOY-WORK TEAM



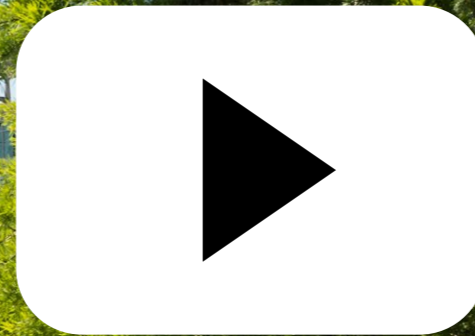




L

WATCH

ENJOY-WORK





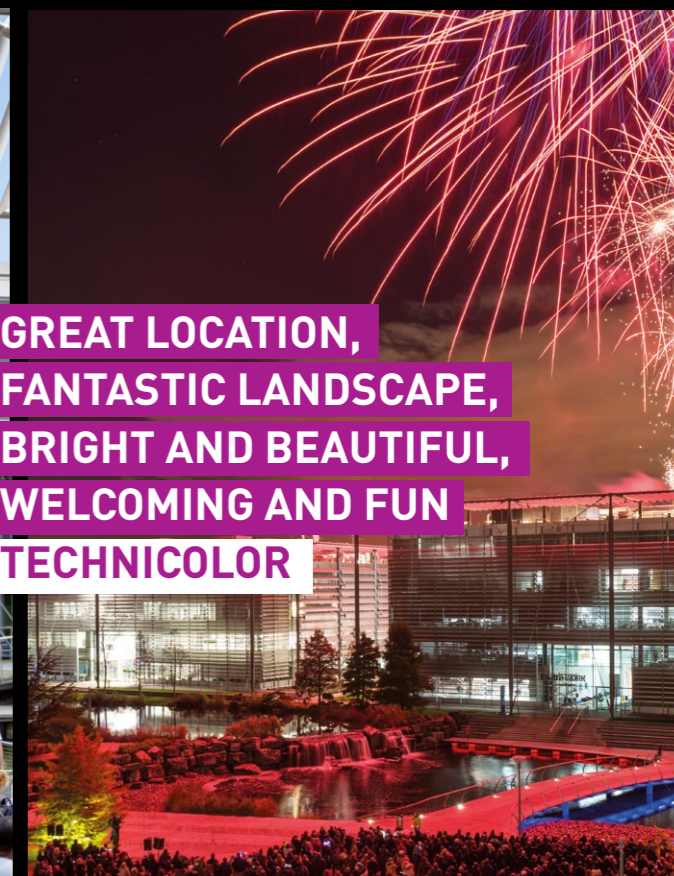
# CHISWICK PARK #ENJOY-WORK

AS A GUEST AT **CHISWICK PARK**, YOU WILL **BENEFIT** FROM THE **ENJOY-WORK TEAM** WHO ORGANISE A **WIDE RANGE OF ACTIVITIES** THAT **ENTERTAIN, STIMULATE AND ENGAGE** YOUR STAFF:

- Regular events throughout the year including a **music festival, famous speakers, London's longest zip line and world food markets**
- A focus on employee well-being including dedicated **well-being events**
- **Inter-company sports leagues** including running, cycling, football, netball, basketball and volleyball
- Organised **courses** covering technical and creative skills including painting, photography, music and languages
- Comprehensive **personal development programmes** certified by the University of West London
- On-site **concierge** service



**GREAT LOCATION,  
FANTASTIC LANDSCAPE,  
BRIGHT AND BEAUTIFUL,  
WELCOMING AND FUN  
TECHNICOLOR**



**THERE'S BALANCE HERE  
BETWEEN LIFESTYLE, WORK,  
HOME AND THE ENVIRONMENT  
DISCOVERY**





# PARK-WIDE AMENITIES

starbucks\_chiswickpark



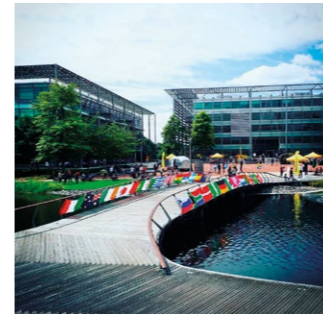
♥ 435 Likes  
 Andrea! He won the West London District Barista Championship...

innagir13



♥ 676 Likes  
 Delicious burger for lunch today from @eatthefarm just sooo tasty!

marcarittas



♥ 853 Likes  
 marcarittas Some Friday Fun!

BahnMi



♥ 512 Likes  
 Banh Mi? Banh you.

bradleysimmonds



♥ 485 Likes  
 STRETCH AND ROLL Something we neglect far too often.

CP\_EW



♥ 559 Likes  
 Basking in Chiswick Park's glorious sunshine

rene\_monique\_xx



♥ 427 Likes  
 I love prawns @gochisou #bento #ilovebento #katsu #gochisou

mootbar



♥ 593 Likes  
 mootbar Come and meet Jaime, our lovely new Canadian barista!

streetdots



♥ 373 Likes  
 G'day! It's risotto ball time from @arancinibrothers

wolfstreetfood



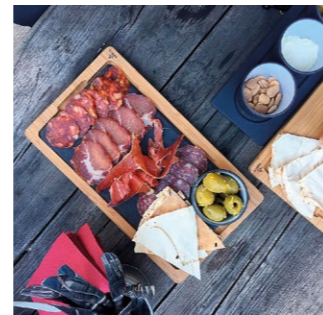
♥ 590 Likes  
 wolfstreetfood Our Porchetta ham is not one to be missed.

chiswickpark



♥ 776 Likes  
 Front flip!

mattzard



♥ 437 Likes  
 mattzard Dinner outside

Kafe 23



♥ 632 Likes  
 Morning Coffee anyone?

Patsnap



♥ 389 Likes  
 Patsnap Throwback "it's a knock out" organised by the fab @chiswickpark team!

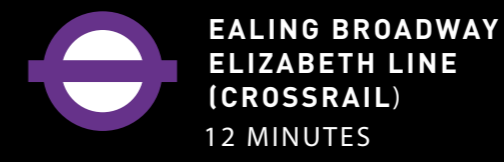
chiswickpark



♥ 805 Likes  
 Every Thursday we offer Facial Rejuvenation & Reflexology onsite #FastTrackToBliss #booknow

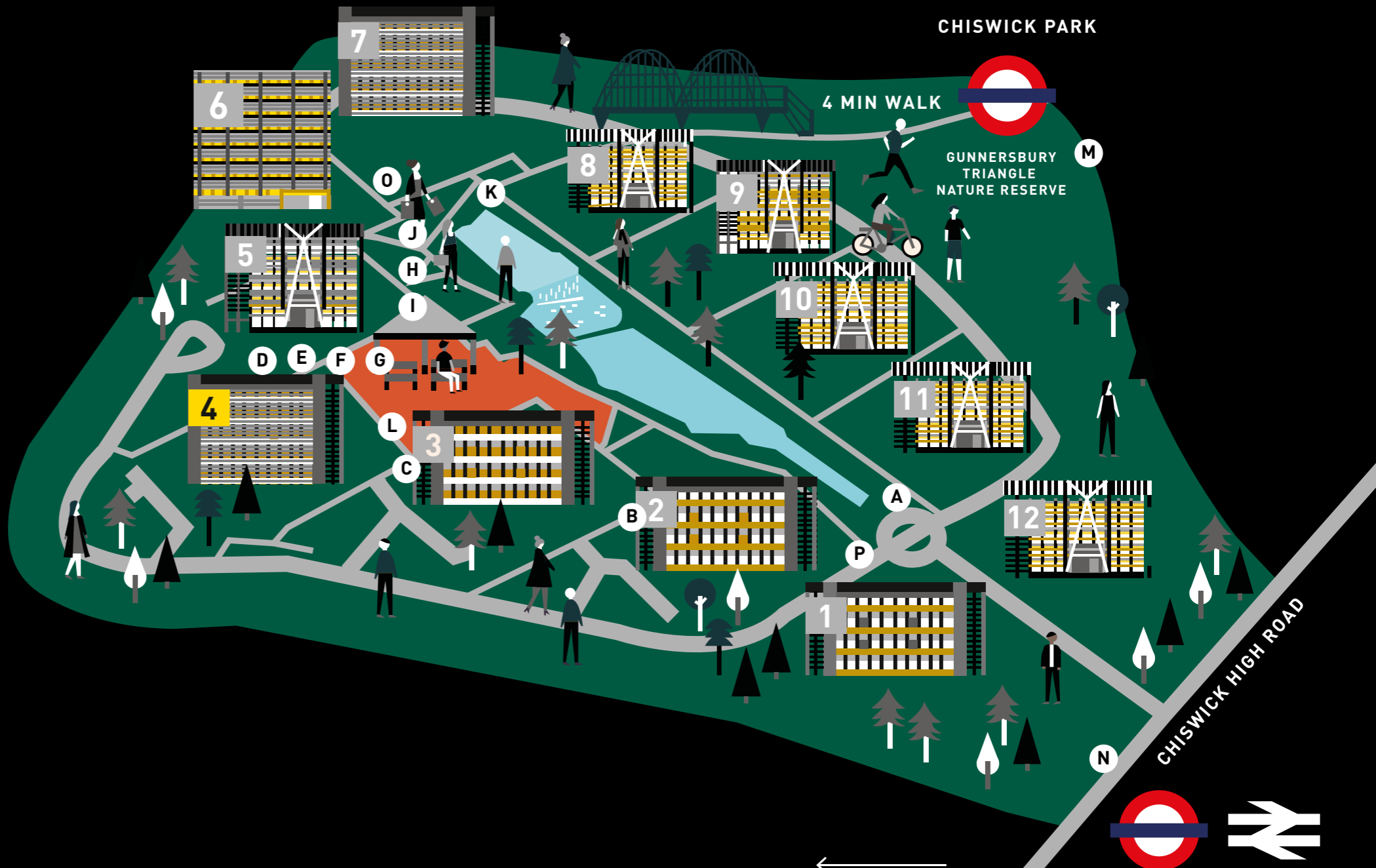


# THE CAMPUS

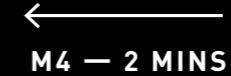


## ON-SITE AMENITIES

- A** Starbucks Coffee
- B** Enjoy-Work Office
- C** Virgin Active Health Club
- D** WHSmith
- E** Go Chisou
- F** WOLF
- G** Source Food
- H** Starbucks Coffee
- I** The Union Bar & Grill
- J** ATM Machine
- K** Kafe 23
- L** Events Plaza
- M** Little Cherubs Nursery
- N** Bus Stop
- O** Meeting Tee Pee
- P** Cycle Hub

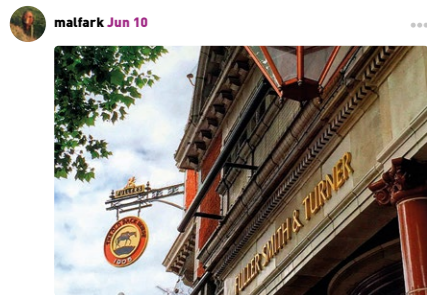


**45,000 SQ FT OF RETAIL ON YOUR DOORSTEP**





# EXCEPTIONAL AMENITIES ON YOUR DOORSTEP



**malfark Jun 10**

**malfark** The Old Pack Horse (1905), Chiswick High Road, London. Lunch time



**ofaragher Jul 21**

**ofaragher** Picking up my new suit!



**Pete123 Sep 19**

**pete123** smokehousechiswick Smokehouse bar #smokehousechiswick #booze #welovebooze #bar



**gigitheabouttown Jun 5**

**gigitheabouttown** How do you take your morning coffee?



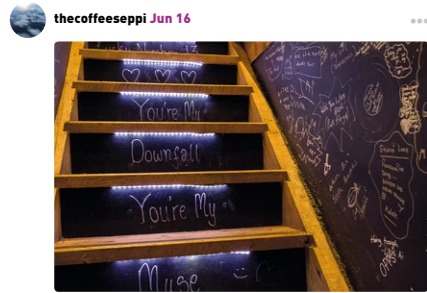
**claresid1235 Sep 28**

**claresid1235** mmmm so much to choose #veganlife



**w4explorer Jun 17**

**w4explorer** Morning walks...



**thecoffeseppi Jun 16**

**thecoffeseppi** Rhythm & Brews blackboard stairs



**zebedee1901 Aug 14**

**zebedee1901** A musical museum



**Coffeeclub Sep 16**

**coffeeclub** Coffee gets us going #mondayisthebestday



**dadakdadak Jul 6**

**dadakdadak** The best bookstore in London!



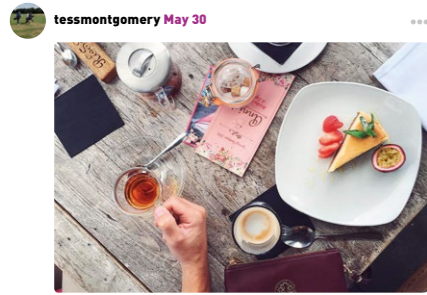
**oly\_roe Sep 28**

**oly\_roe** Chiswick... where giant dogs live



**bertrumturner1987 Feb 16**

**bertrumturner1987** G&T anyone?



**tessmontgomery May 30**

**tessmontgomery** passionfruit



**jane\_hadden Mar 18**

**jane\_hadden** When your Sunday lunchin' spot is more inspiring than a Pinterest mood board! #sundayvibes #sundaylunch #interiors #interiordesign #pubsoftondon #designinspiration



**Mscott Jul 20**

**Mscott** thebollohouse The Bollo House



**jonahswabeeee May 23**

**jonahswabeeee** Cactus me if you can.



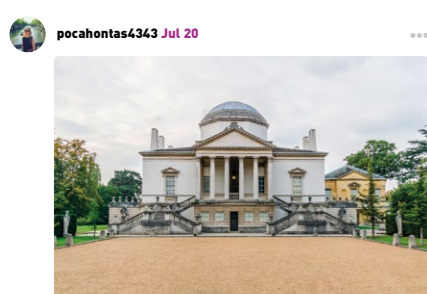
**lordsamwise Sep 25**

**lordsamwise** Love Chiswick High Street #Chiswick #highstreet #autumnscoming #Love



**zoe34556 Jul 10**

**zoe34556** Cowshed then bed!



**pocahontas4343 Jul 20**

**pocahontas4343** Sundays walking around Chiswick House



**protractorsquire Jul 20**

**protractorsquire** The best deli in town #hackandveldt



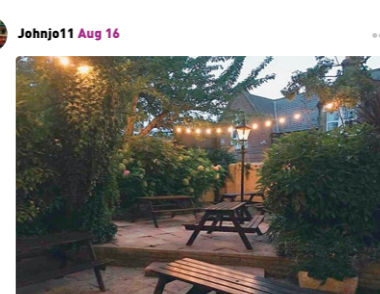
**what\_shweta\_saw Jul 20**

**what\_shweta\_saw** Always time for gin



**hamhamyam Jun 19**

**hamhamyam** Turnham Green in the morning. Fabulous #green



**Johnjo11 Aug 16**

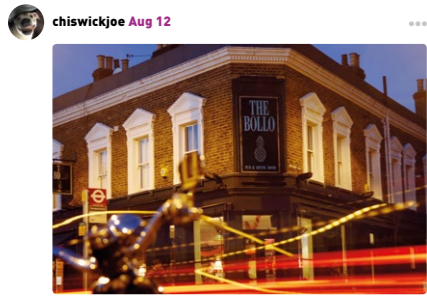
**Johnjo11** garden evening vibes



**zeke2424 Jul 29**

**what\_shweta\_saw** mmmm my fave lunch spot!





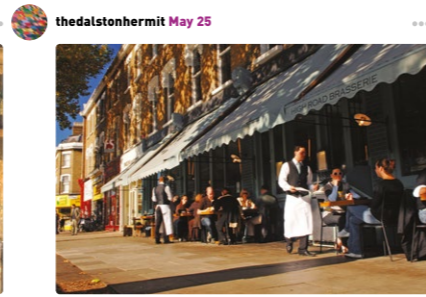
chiswickjoe Aug 12

chiswickjoe A twilight tittle...



jesseneran Jul 12

jesseneran Cocktails, cocktails and more cocktails



thedalstonhermit May 25

thedalstonhermit Lunch al fresco style #glorious



pubafianado22 Jun 1

pubafianado22 not bad, not bad at all.



alwayshungry Sep 18

alwayshungry hmm breakfast, lunch or dinner...



rachelpottermore Jul 20

rachelpottermore I can't live without almond croissants!



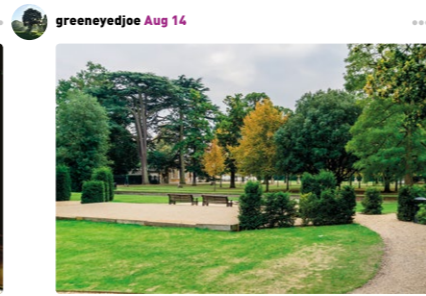
tastinginprogress Jun 2

tastinginprogress tasting in progress



thevintagejess Sep 25

thevintagejess The coolest vintage shop in London



greeneyedjoe Aug 14

greeneyedjoe Just your standard commute to work...



Roesworld Jul 17



carlitoscray sep 16

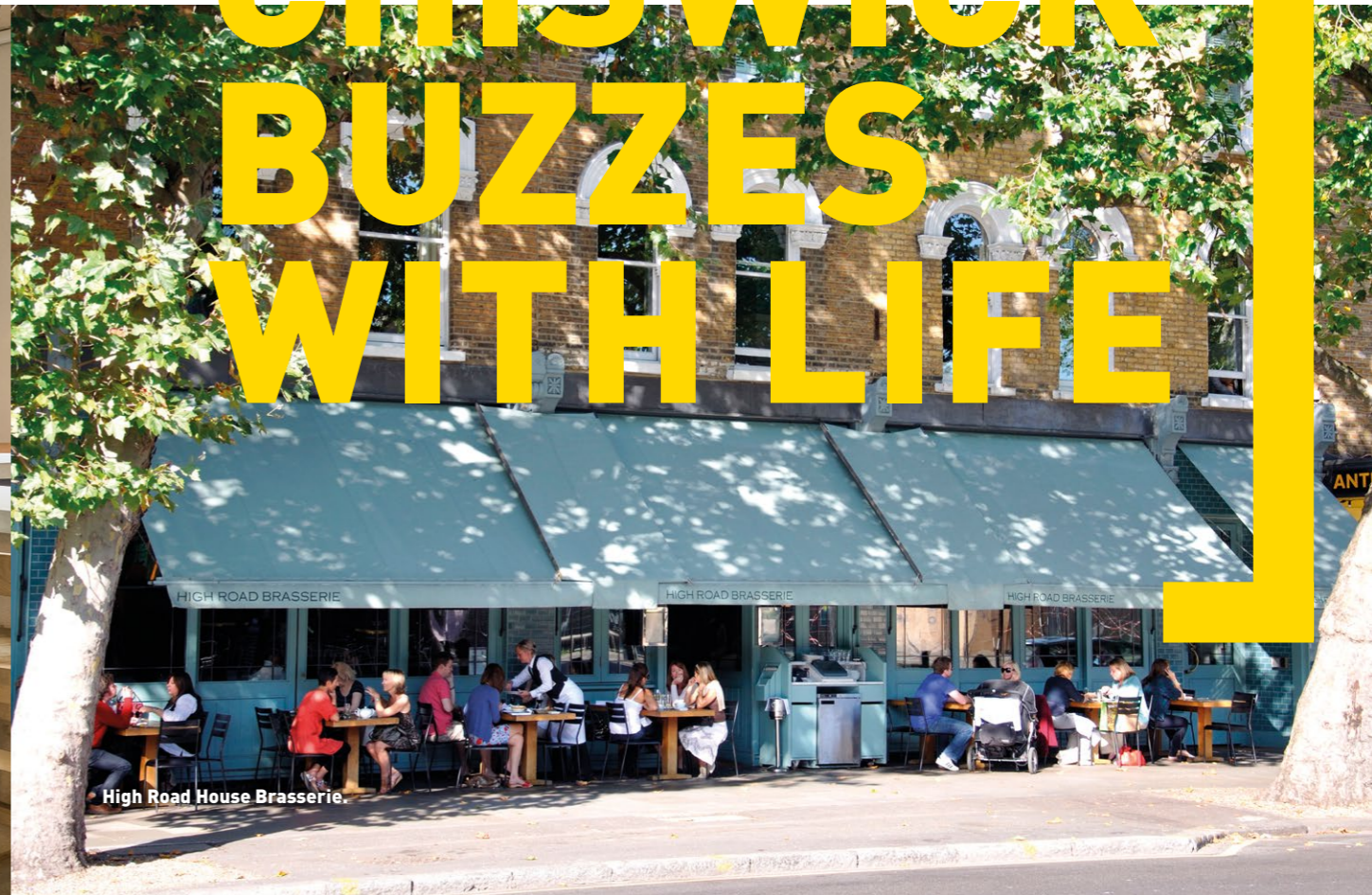


gowerpower Oct 7

# TODAY'S CHISWICK BUZZES WITH LIFE



No197 Chiswick Fire Station.



High Road House Brasserie



# 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
Knightsbridge	17 minutes
Green Park	21 minutes
Holborn	27 minutes
Bank	40 minutes

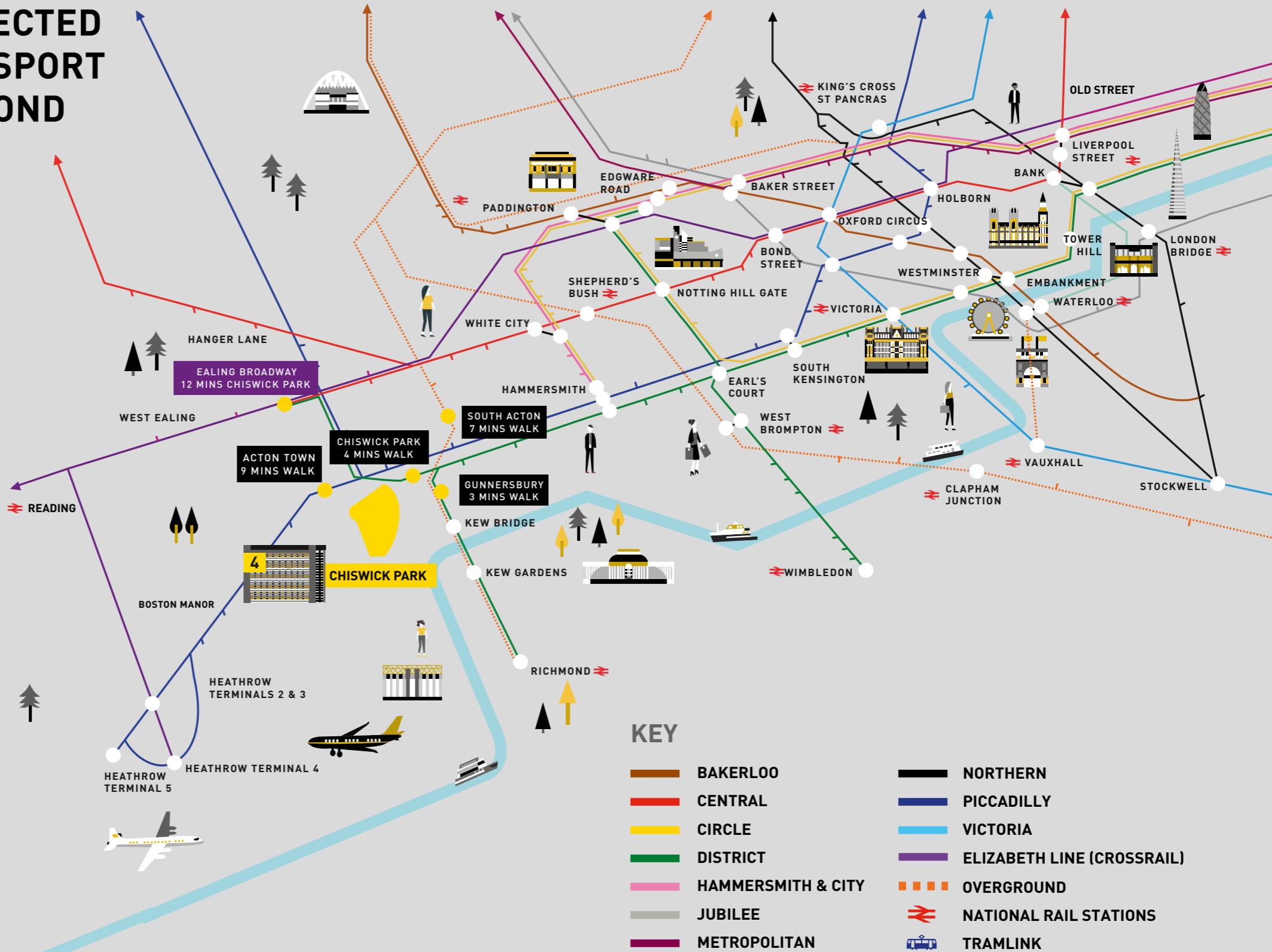
## PRINCIPAL INTERNATIONAL AIRPORTS

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 mins 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

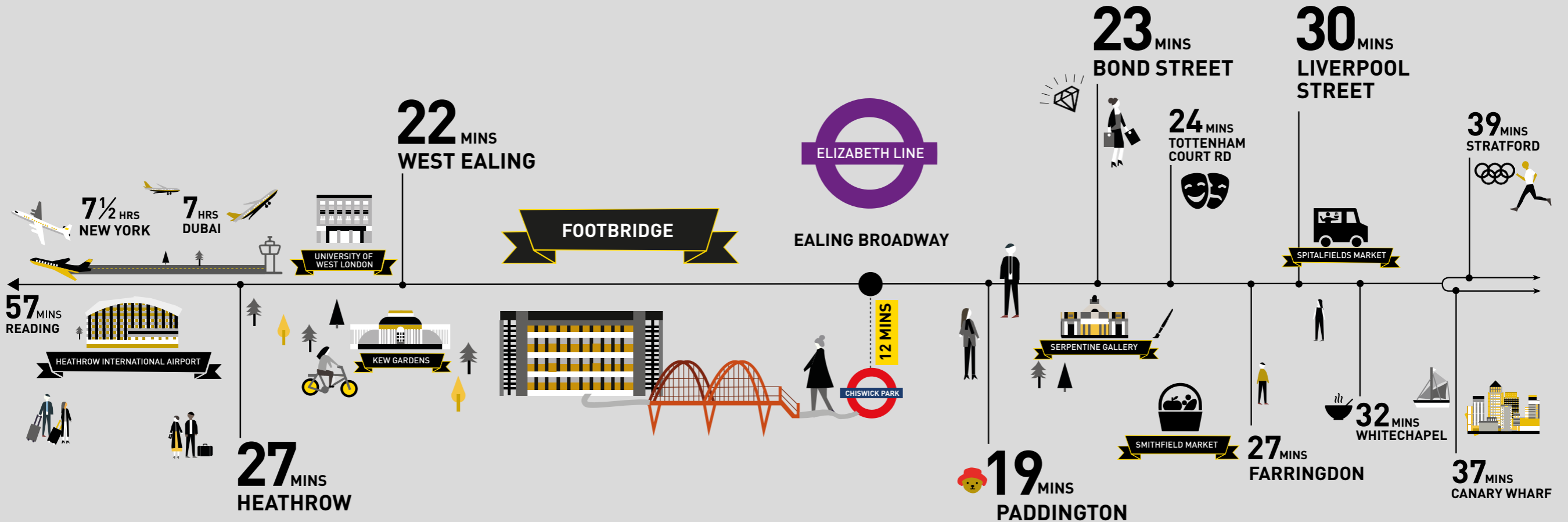


## KEY

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



# ELIZABETH LINE



TRAVEL TIMES ARE DOOR-TO-DOOR  
TO CHISWICK PARK

ELIZABETH LINE OPEN NOW

All travel times obtained from TFL, assuming a 12 minute  
travel time to Ealing Broadway from Chiswick Park



22,000

SQ FT

**OF AVAILABLE OFFICE SPACE**

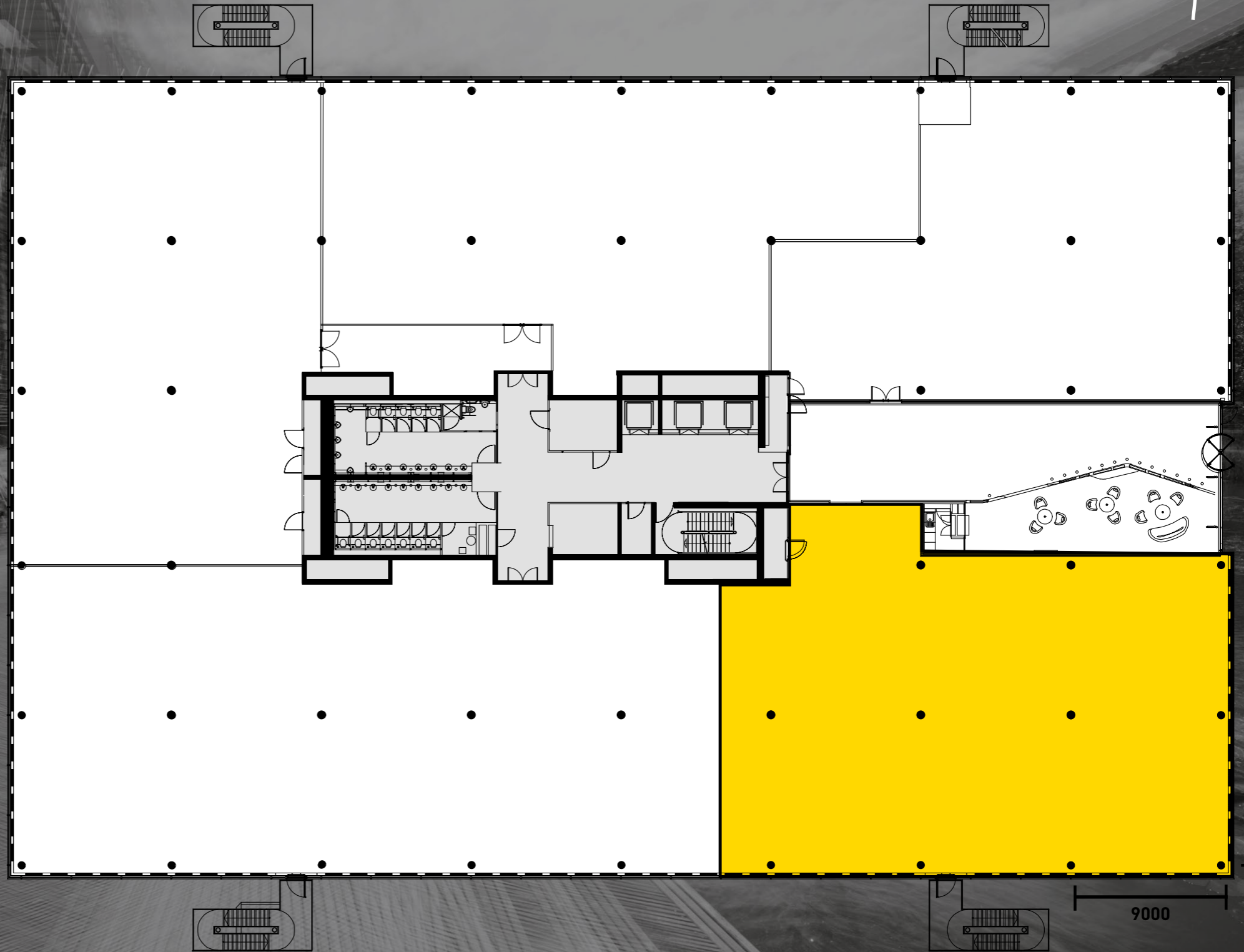




**BUILDING 4**

**G FLOOR**  
**SPLIT**

**5,789 SQ FT**



LAKE

9000

9000

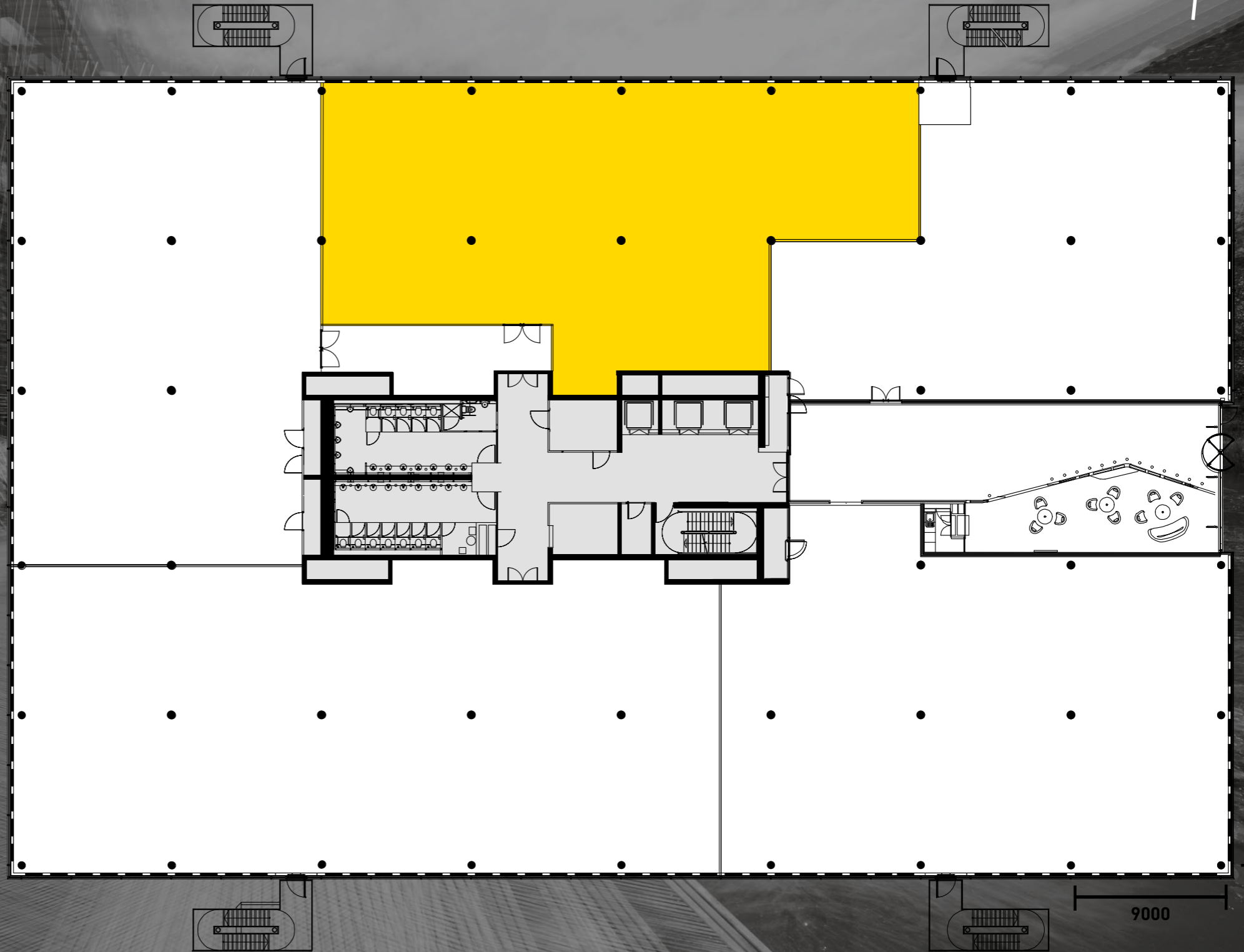




**BUILDING 4**

**G FLOOR**  
**SPLIT**

**6,493 SQ FT**



LAKE

9000

9000





**BUILDING 4**

**1<sup>ST</sup>**  
**FLOOR**

**6,046 SQ FT**



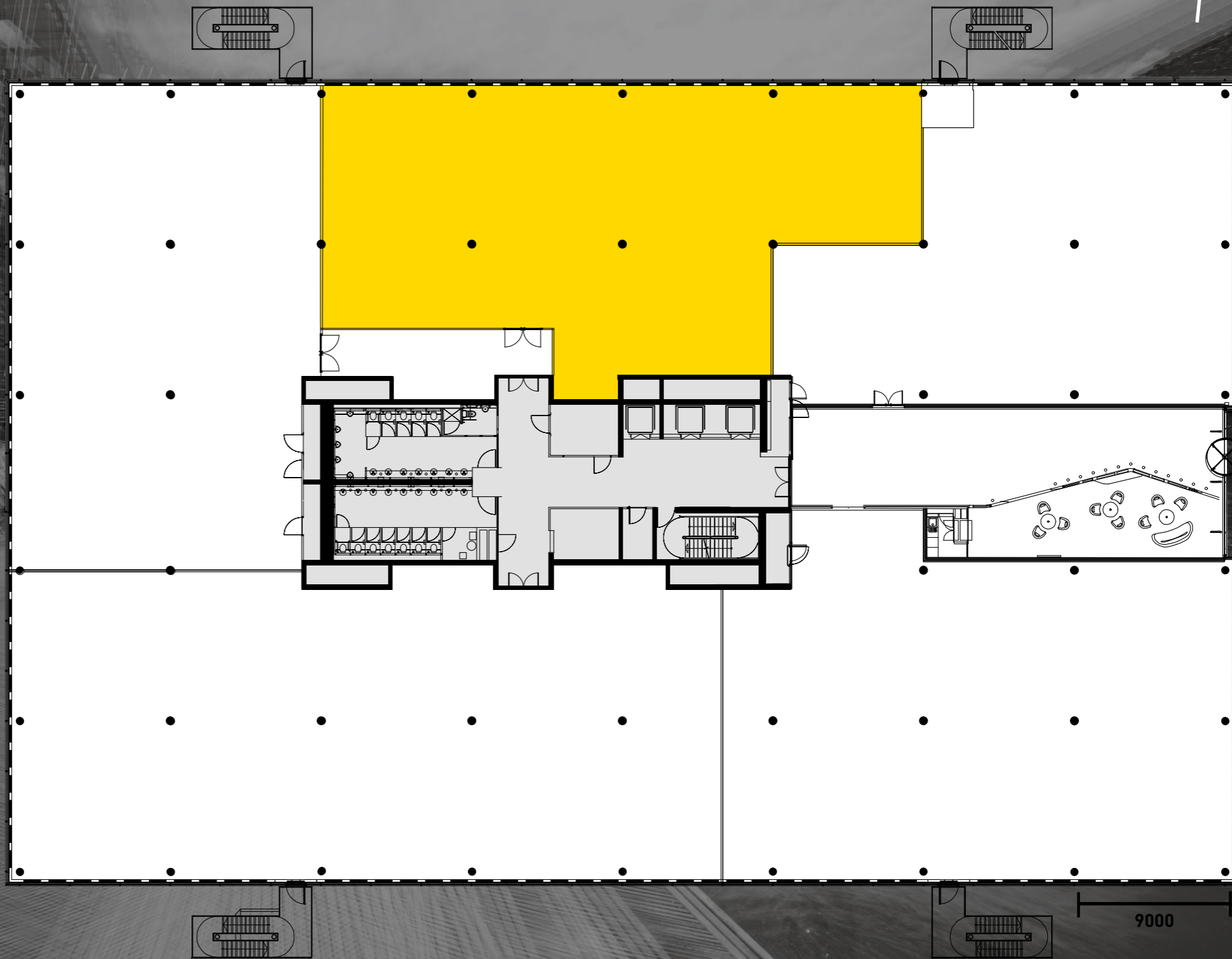




BUILDING 4

**3RD**  
FLOOR

6,493 SQ FT



LAKE

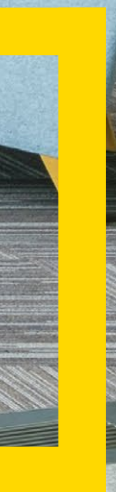
9000

9000





# RECEPTION & BREAKOUT SPACE



Did you know we have  
**CONCIERGE SERVICES**  
here on the Park?  
From barbers and dry  
cleaning to eco car  
washes and manicures,  
we've got you covered.





Want to keep up to date with the best of Chiswick Park?  
Email: [marketing@enjoy-work.com](mailto:marketing@enjoy-work.com)  
To join our newsletter to find out about upcoming events, activities and community happenings at Chiswick Park and beyond.

- 4 STARBUCKS COFFEE COMPANY UK
- 3 AMDOCS | QUALCOMM
- PEPSICO INTERNATIONAL LTD
- MICROSTRATEGY
- 2 INTERNATIONAL SOS
- 1 INTERNATIONAL SOS | PRA GROUP
- SWAROVSKI
- GE AIRPLUS INTERNATIONAL | ONCAM
- HALLIBURTON
- PARKSON MOBILE (VIVO)





**A HIGHLY FLEXIBLE  
FLOORPLATE TO SUIT  
YOUR NEEDS**



# STANDARD BUILDING SPECIFICATIONS



FLOOR TO CEILING HEIGHT



RAISED FLOOR VOID



HIGHLY FLEXIBLE FLOORPLATES



AIR DISPLACEMENT A/C



1:10 SQM OCCUPATION DENSITY



ON-SITE CONCIERGE AND 24 HOURS SECURITY



3 X 16 PERSON PASSENGER LIFTS



ACTIVE SCORE GOLD

**CHISWICK PARK**  
**#ENJOY-WORK**

YEAR ROUND CALENDAR OF EVENTS



SHOWERS AND CHANGING FACILITIES



ENERGY EFFICIENT LED LIGHTING



AWARD WINNING ON-SITE MANAGEMENT TEAM



CAR PARKING: 1,600 SPACES ON-SITE



EPC RATING B4 - C

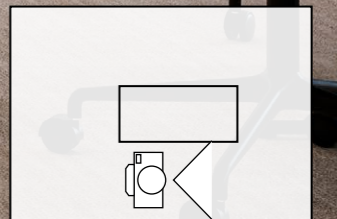


WIRED SCORE CERTIFIED GOLD





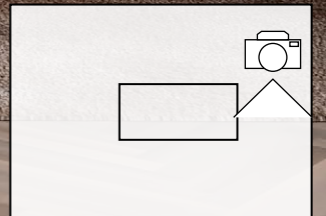
An indicative fit-out CGI - Corporate







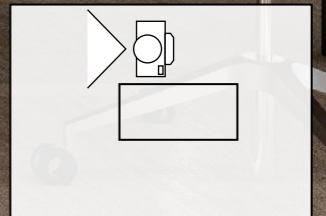
An indicative fit-out CGI - Corporate







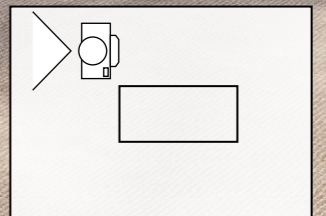
An indicative fit-out CGI - Corporate







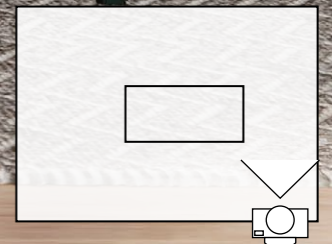
An indicative fit-out CGI - Creative







An indicative fit-out CGI - Creative







THE CHISWICK PARK TEAM ARE GREAT,  
AND HAVE BEEN KEEPING US SAFE  
SINCE RETURNING TO WORK.'

FOXTONS

COMPARED TO OTHER WORKPLACES,  
ENJOY-WORK REALLY THINKS ABOUT  
ITS TENANTS — I HAVE NEVER SEEN  
ANYTHING LIKE IT BEFORE AND FEEL  
PRIVILEGED TO BE A PART OF IT.

TECHNICOLOR

GREAT PLACE TO WORK.  
THE PARK SUPPORTS YOUR  
WELLBEING, ENABLES YOU  
TO LEARN AND KEEP  
ACTIVE WHILST AT WORK.

DANONE

LOVELY WORKING ENVIRONMENT,  
NATURALLY LIT BUILDINGS, GREAT  
OUTSIDE AREA TO CHILL OUT, EVENTS  
TO KEEP US BUSY, CARE FOR THE  
ENVIRONMENT AND SUSTAINABILITY.

STARBUCKS



**B BIG**

**B BOLD**

**B BRAVE**

**B BRIGHT**

**B BRILLIANT**

**B BEAUTIFUL**

**B @ CHISWICK PARK**



# CHISWICK PARK #LONDON W4



## HENRY HARRISON

T: 020 7152 5403  
M: 07785 222 430  
E: henry.harrison@eur.cushwake.com

## JAMES GOODWIN

T: 020 7152 5016  
M: 07717 652 803  
E: james.goodwin@cushwake.com

## RICHARD HOWARD

T: 020 7152 5497  
M: 07764 810 217  
E: richard.howard@cushwake.com

## CELIA GORE

T: 020 3296 2147  
M: 07788 203 484  
E: Celia.Gore@cushwake.com

## MARIANNE THOMAS

T: 020 7152 5467  
M: 07771 513 118  
E: marianne.thomas@cushwake.com



## EMMA GOODFORD

T: 020 7861 1144  
M: 07831 581 258  
E: emma.goodford@knightfrank.com

## WILLIAM FOSTER

T: 020 7861 1191  
M: 07748 985 951  
E: william.foster@knightfrank.com

## JACK RILEY

T: 020 7861 5375  
M: 07867 002 484  
E: jack.riley@knightfrank.com

## FRANCESCA SKINNER

T: 020 3967 7095  
M: 07866 191 140  
E: francesca.skinner@knightfrank.com

# ENJOY-WORK.COM

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. Q2 2022.