



# BUILDING 9

## CHISWICK PARK

566 Chiswick High Road, London W4 5XT

# TO LET

From 6,000 sq ft to 33,796 sq ft  
of HQ Office Space



- > 34 car parking spaces
- > Additional meeting facilities available
- > In-house cafe
- > Newly refurbished building reception
- > BREEAM Very Good



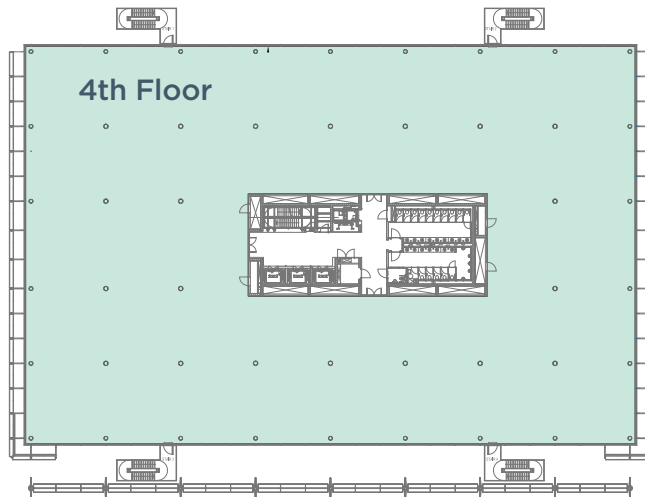


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## DESCRIPTION

Flexible suite of up to 33,796 sq ft predominantly laid out to open plan with an impressive reception area, café & breakout area, together with a range of private offices and meeting rooms some of which can be combined to accommodate presentations for 100 people theatre style.



## SPECIFICATION

- Metal tile suspended ceilings with recessed lighting
- Full access raised floors • Air conditioning
- Showers • Cycle storage

## ACCOMMODATION

Flexible plug and play accommodation with far reaching views of Central London.

Name	Sq ft	Sq m	Availability
4th Floor	33,796	3,139.75	Available
<b>TOTAL</b>	<b>33,796</b>	<b>3,139.75</b>	

## EPC

This property has been graded as D (80).

## VIEWINGS

By appointment with the sole agents.

## TERMS

Available by way of and an Assignment of the whole or a sub-lease or part for a term expiring February 2025.

## SERVICE CHARGE

£7.57 per sq ft.

## RENT

£48 per sq ft Guiding  
*exclusive of rates, service charge and VAT (if applicable).*

## BUSINESS RATES

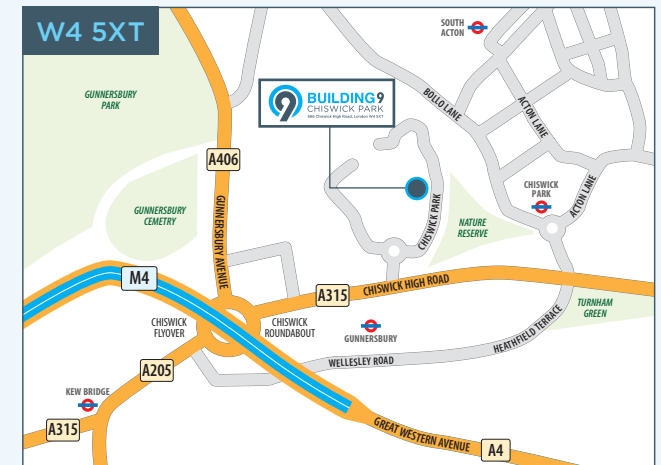
Rates payable: £20.89 per sq ft



## LOCATION

Chiswick Park is a prominent business park located in West London, 5 miles west of central London and 2 miles west of Hammersmith. The park is located adjacent to the London Underground and Overground network via Gunnersbury and Chiswick Park stations. The M4 two minutes east, which provides the main entry route into London from the west, and provides access to Heathrow Airport and the M25 in 15 minutes.

Chiswick Park provides various wellbeing benefits including; wellness weeks, sports leagues, running clubs, reflexology, board game clubs and bikes to borrow, with various events being held throughout the year.



## CONTACT



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