

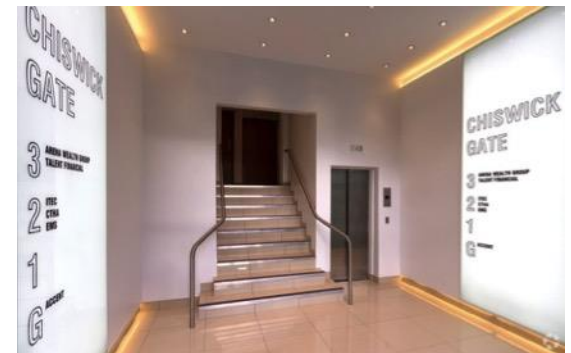


# TO LET

Recently refurbished offices  
1,614 – 3,540 – 5,154 sq ft



Chiswick Tower and Gunnersbury station



# CHISWICK GATE

598 – 608 Chiswick High Road W4 5RT

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## LOCATION:

Chiswick Gate is prominently positioned to the north of Chiswick High Road (A315), opposite Gunnersbury main-line and underground station. The property is approximately 250 m from the Chiswick roundabout (Junction 1 of the M4), providing easy access to both Central London, Heathrow Airport and beyond. It is also located less than 100 m from the award winning Chiswick Park office development.

## DESCRIPTION:

The available accommodation is located on the part ground and 1st floor, having a total net internal floor area of 5,154 sq ft. The first floor was completely refurbished approximately two years ago, and is currently fitted-out to provide a mixture of open-plan and individual offices/meeting rooms. The ground floor is to be refurbished to provide open-plan offices.

## AMENITIES:

- Air conditioned
- Excellent natural light
- Secure underground car park
- Raised floors
- Recently refurbished
- 24 hour access
- Passenger lift
- Kitchen installed

## ACCOMODATION:

FLOOR	SIZE SQ FT	SIZE SQ M
First Floor	3,540 sq ft	328.9 sq m
Ground Floor	1,614 sq ft	149.94 sq m
<b>TOTAL</b>	<b>5,154 sq ft</b>	<b>478.82 sq m</b>

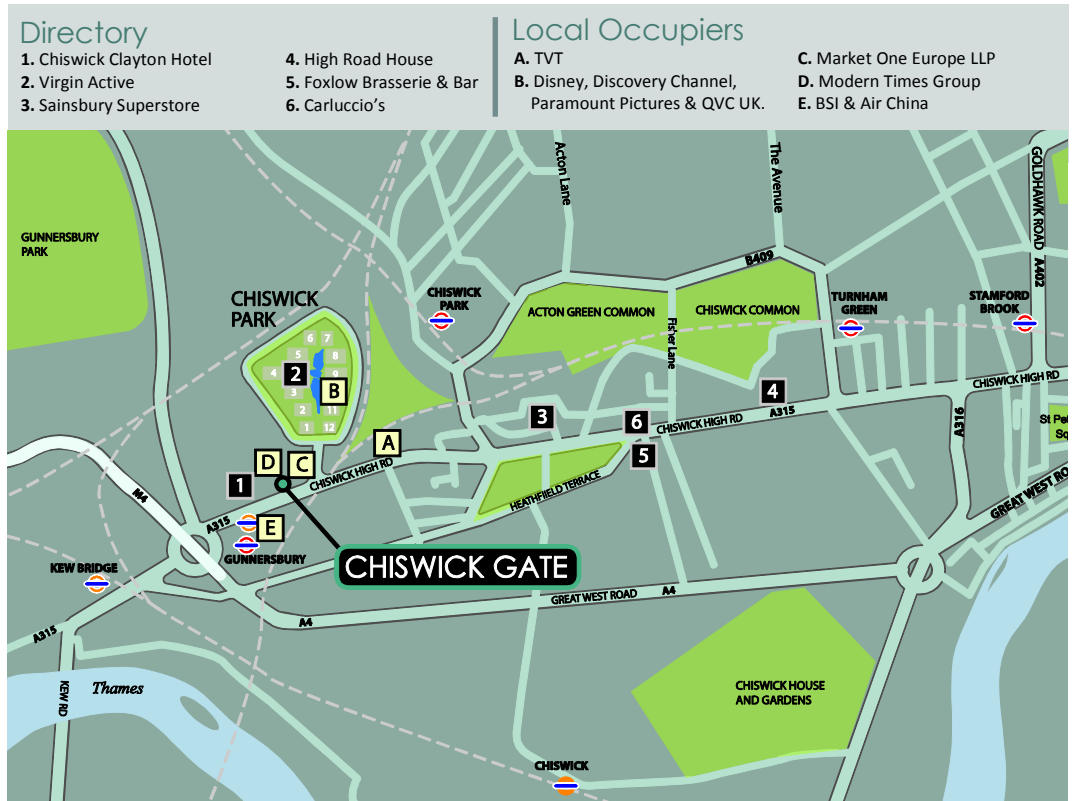
- RENT: £45.00 per sq ft
- TERMS: Available on a new lease on terms to be agreed.
- SERVICE CHARGE: £9.57 per sq ft
- RATES: £9.13 per sq ft approx. to be confirmed with local authority.
- EPC: Rated D - 99



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### Directory

1. Chiswick Clayton Hotel
2. Virgin Active
3. Sainsbury Superstore

4. High Road House
5. Foxlow Brasserie & Bar
6. Carluccio's

### Local Occupiers

- A. TVT
- B. Disney, Discovery Channel, Paramount Pictures & QVC UK.
- C. Market One Europe LLP
- D. Modern Times Group
- E. BSI & Air China