



Chiswick  
Park

LONDON W4

8,000 –  
64,000 sq ft

**Exceptional, Fully-Fitted Offices**  
Accommodation Available  
on Flexible terms



# The Building

Here are the specifications



Fully-fitted office floors



Fully air-conditioned



Cat 6 cabling throughout



Fitted kitchens/  
breakout areas



Full-access raised floors



24 hour access with  
manned reception  
between 7am - 6pm



Metal ceiling tiles with  
integral PIR lighting



M & F including  
disabled facilities



Communal shower  
and changing facilities



64 car parking spaces



Cycle racks and  
motorcycle bays



EPC rating of C

## Your office.

### Ground Floor Options

The ground floor provides **31,917 sq ft** and can be available in units from **8,000 sq ft** and upwards, on new flexible sub-leases up to 2030. Alternatively, the whole floor can be available by way of assignment to August 2030.



Available space

**8,000 – 31,917 sq ft**

## Your rules.

### 1st Floor Options

The first floor provides **32,278 sq ft** and can be available in units from **15,000 sq ft** and upwards, on new flexible sub-leases up to 2030. Alternatively, the whole floor can be available by way of assignment to August 2030.



Available space

**15,000 – 32,278 sq ft**





# The Park

At your fingertips

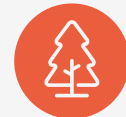
Award winning Chiswick Park is home to over 45,000 sq ft of retail including the on-site Virgin Active gym, restaurants, convenience stores and an ever-changing array of pop-up traders and street-food vendors in a lakeside setting.

## Our on-site facilities



### **Eat, drink, shop**

A choice of restaurants, cafes, bars and shops including everything from Starbucks and Source to WHSmith and the Union Bar



### **Event area**

A large, outdoor, multi-use event space to entertain your team



### **Outdoor space**

A natural environment to explore and unwind in featuring a two-tier lake, spectacular waterfall and scenic boardwalk



### **Coffee kiosks**

Whether it's a morning pick-me-up or a working lunch, we've got the perfect place to refresh and reflect



### **Online concierge**

Find out what's going on in the vibrant local area with instant access to an online concierge service

## On-site health & fitness



**42,000 sq ft Virgin Active health and fitness club**



**Swimming pool**



**Inter-company summer sports leagues**

# Connections



## Train

### Gunnery Station

0.2 miles



### Chiswick Park Station

0.5 miles



### South Acton Station

0.4 miles



### Acton Station

0.7 miles



### Hammersmith Station

2 miles



### Earls Court Station

3.8 miles



### Clapham Junction

6.3 miles



### Kings Cross Station

8.5 miles



## Car

### M4

1.1 miles (4 mins)

### Heathrow Airport

10 miles (16 mins)

### Chelsea

5.5 miles (23 mins)

### Mayfair

5.9 miles (23 mins)

### Westminster

6.7 miles (24 mins)

### City of London

9.8 miles (33 mins)

### Canary Wharf

11.9 miles (47 mins)

### M25

13.8 miles (23 mins)



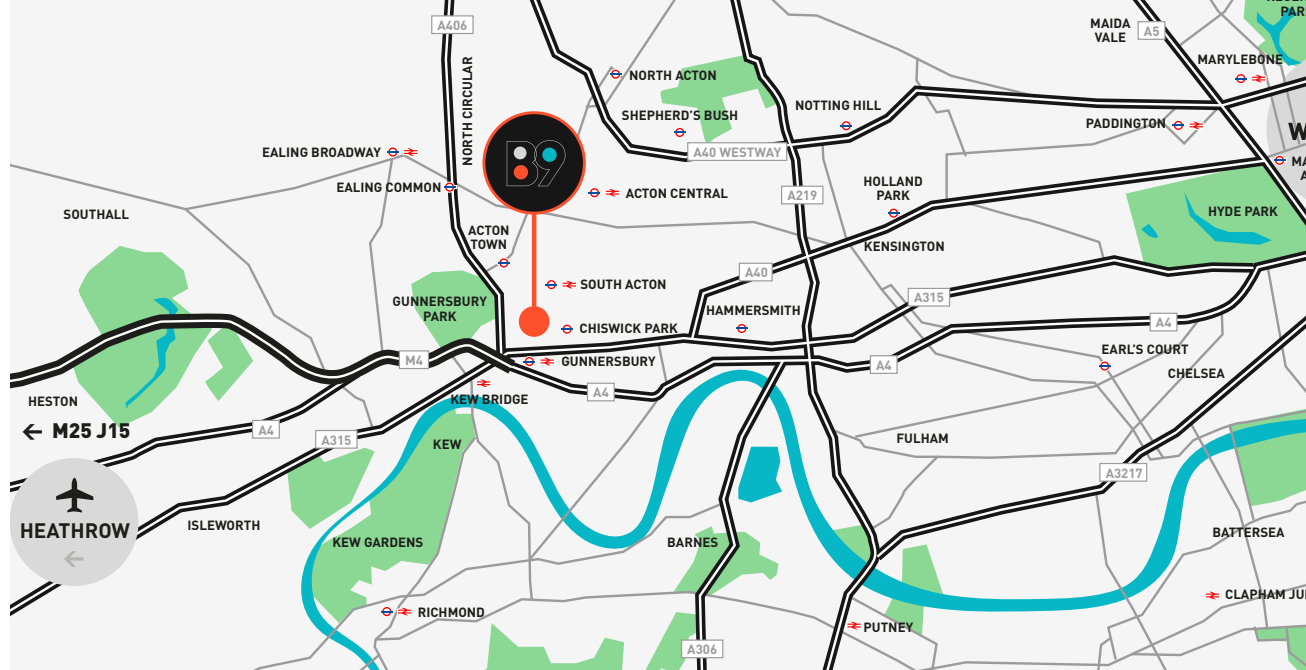
## Bus

### Bollo Lane

(No. 70, 440)

### Chiswick High Road

(No. 237, 267 & 391)



**bray  
fox  
smith**

### Simon Knight

simonknight@brayfoxsmith.com

+44 (0) 7818 012419

### Toby Lumsden

tobylumsden@brayfoxsmith.com

+44 (0) 07796 444 379

### Jordan Willcock

jordanwillcock@brayfoxsmith.com

+44 (0) 7745 054 909

[www.b9chiswickpark.co.uk](http://www.b9chiswickpark.co.uk)