



# Building 12, Chiswick Park, 566 Chiswick High Road, W4 5AN

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**OFFICES TO LET**

**6,302 – 16,694 sq ft**



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**Contacts:**

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**Description**

Chiswick Park is an urban business park in West London and is home to a host of international occupiers including Discovery, QVC, Tullow Oil and Danone. The park benefits from excellent amenities, including restaurants, gym and leisure facilities, and full concierge services.

Building 12 is a detached office building built in 2000 and is arranged over the ground and three upper floors totalling 85,568 sq ft. The available space is located on the ground floor and provides refurbished, mainly open plan office space.

The property is accessed via a large impressive reception area that divides the ground floor into two separate wings.



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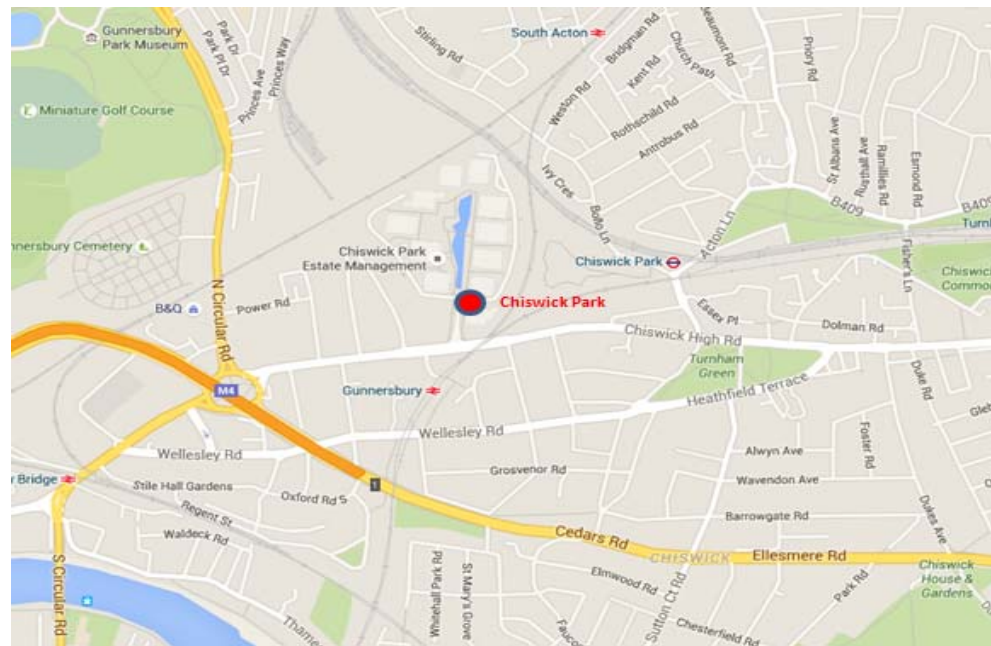
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SUBJECT TO CONTRACT

September 2016

**Location**

Chiswick Park is located 5 miles west of central London, 2 miles west of Hammersmith and only 1 mile from the M4 motorway. Gunnersbury station (District Line and British Rail) is directly opposite the Park with Acton Town (Piccadilly & District Lines) and Chiswick Park (District Line) stations within walking distance. Chiswick Park is a short walk, cycle or bus journey from Chiswick and its abundance of bars, cafes and shops.



**Specification**

- Air Displacement System for Heating and cooling
- Perimeter Under Floor Heating
- Fully Accessible Raised Floors (400mm clear void)
- Metal Tile Suspended Ceilings
- 3m Floor to Ceiling height
- Onsite Showers
- 10 parking spaces
- Bicycle Storage
- CCTV Monitoring



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**Schedule of areas:**

Ground North	6,302 sq ft	585 sq m
Ground South	10,392 sq ft	965 sq m
<b>Total</b>	<b>16,694 sq ft</b>	<b>1,550 sq m</b>



**Terms and Tenure:**

The property is available on Full Repairing and Insuring Sublease up until 24th December 2020. Alternatively a longer lease may be available by arrangement.

**Business Rates:**

2016/2017 current business rates payable equate to £9.91 per sq ft.

**Service Charge:**

The service charge for the year 2016/2017 equates to £9.80 per sq ft

**EPC:**

EPC Rating 'D'

**Quoting Rent:**

£52.50 per sq ft. Rent is payable quarterly in advance.

**Viewings**

Strictly by appointment only. For further information or to arrange a viewing please contact the sole agent.