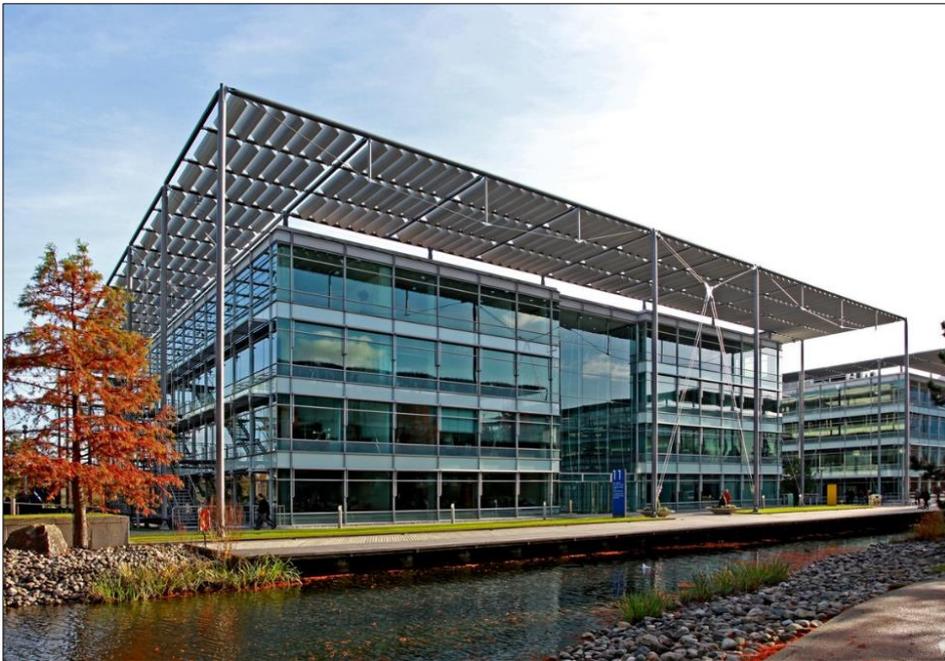


Impressive Offices To Let

Building 11
Chiswick Park
W4 5YS

10,678 SQ FT

**A prominent office building located in London's
well renowned Chiswick Park**



Location

Chiswick Park is one of the UK's most eminent business parks. It is located just off Chiswick High Road, 5 miles west of Central London and 2 miles west of Hammersmith.

Communications

Chiswick Park is directly opposite Gunnersbury station (District Line) and approximately 6 minutes from Chiswick Park (District Line) and Acton Town (District/Piccadilly Line) underground stations.

Chiswick Park also benefits occupiers with excellent road links via the nearby A4 Chiswick roundabout for direct access to the M4 motorway, the North and South Circular and the M25.

Heathrow Airport is only 10 miles to the west.





Description

Building 11 is a substantial corporate office building at the front of the park. The available office space is part 3rd floor, totalling approximately 10,678 sq ft, and is currently fitted out to Grade A specification.

Specification

- Air-Conditioning
- Suspended ceilings
- Full height glazed reception
- Grade A fit out
- Raised floor
- 3x (12 person) passenger lifts
- 12 parking spaces
- Shower rooms

Terms

A new sub-lease for a term to expire upto September 2025

Rent

Upon application

Rates

£9.90 per sq ft (2016/17) approx.

Service and Estates Charge

£9.67 per sq ft approx.

EPC Rating

The building has an Energy Performance Rating of D

Viewing

Viewing strictly by appointment through the Letting agents dohertybaines Ltd

For further information contact:

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(1) These particulars are given merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract

(2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Doherty Baines Ltd or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into contract or otherwise rely upon these particulars as statements or representations of fact.

(3) The Vendor does not make or give and neither Doherty Baines Ltd nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4) In the event of any inconsistency between these Particulars and the Conditions of Sale, the latter shall prevail. **Note:** Doherty Baines Ltd has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land air or water contamination. The Purchaser is responsible for making their own enquiries in this regard.