



8,891 sq ft - To Let

Chiswick Green, 610 Chiswick High Road, W4 5RU

High quality fully fitted & furnished offices - substantial incentives available.

- 24 hour manned reception
- Showers and lockers
- Full access raised floors
- Dimmable LG7 compliant lighting
- 3 x 13 person passenger lifts
- Cycle storage
- Heating/cooling 4 pipe fan coil system
- 3 Car Parking Spaces

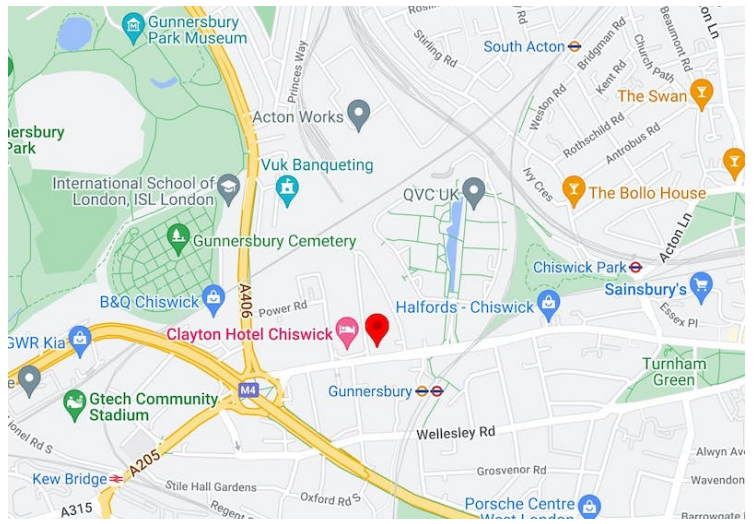
Location.

Chiswick Green is located just off the A4 Chiswick Roundabout on the A315 Chiswick High Road providing fast access to the west end, Heathrow and the west via the M4 and M25. Central London is 6 miles away and Heathrow Airport is only 8 miles. Chiswick High Road boasts an excellent selection of food, beverage, fashion and retail operators. Numerous restaurants, including La Trompette, High Road House (part of Soho House Group) and Carvosso's are close by.

GUNNERSBURY STATION Underground (District Line) & Overground is a 2 minutes' walk.

CHISWICK PARK STATION Underground (District Line) is a 9 minute walk.

KEW BRIDGE STATION Overground trains to Waterloo is approximately 11 minutes walk.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	8,891	826	Available
Total	8,891	826	

Financials.

Passing Rent	£43.37 per sq ft
Rates Payable	£22.89 per sq ft
Service Charge	£6.50 per sq ft
Car Parking	3 car parking spaces
EPC Rating	Upon Enquiry

Terms.

Assignment of the existing lease for a term expiring 5th November 2027, outside the Landlord and Tenant Act 1954; or,

A sublease is available for a term expiring October 2027, outside the Landlord and Tenant Act.

Substantial incentives available, subject to covenant.

Contacts.

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