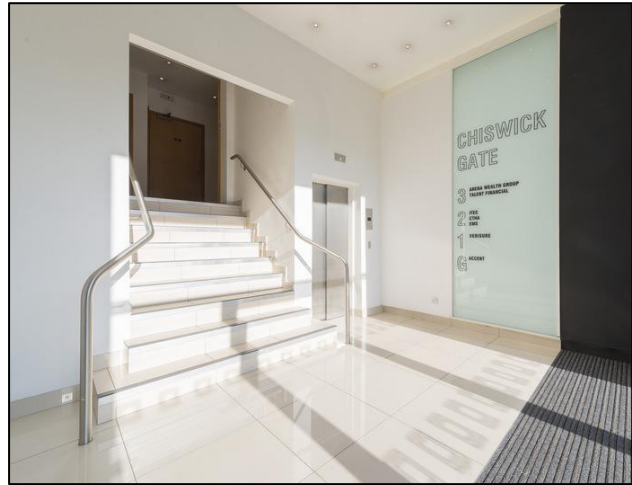


CHISWICK GATE
598 – 608 CHISWICK HIGH ROAD
LONDON W4 5RT



REFURBISHED FITTED OFFICE FLOORS

1,614 SQ FT (149.94 SQ M) – 5,154 SQ FT (478.82 SQ M) TO BE LET

LOCATION:

Chiswick Gate is prominently positioned on the north side of the 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.

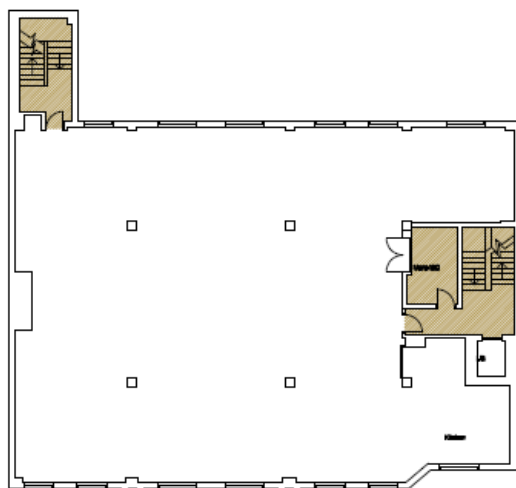
020 7522 8500

DESCRIPTION: The offices have recently been refurbished providing open plan, air conditioned office suites, arranged as follows:

Floor	Description	Sq Ft	Sq M	Availability
First	Offices	3,540	328.90	Available
Ground	Offices	1,614	149.94	Available
Total	Offices	5,154	478.82	Available

SPECIFICATION:

- Air conditioned
- Automatic passenger lift
- Recently refurbished
- 24 hour access
- Raised floors
- Excellent natural light
- Kitchen installed
- Generous number of underground car spaces available



* First Floor - Not to Scale

TERM: A new lease direct from the Freeholders, for a term by arrangement.

RENT: Guiding £45.00 per sq ft per annum exclusive of all outgoing and VAT.

SERVICE CHARGE: The service charge is currently running at £9.57 per sq ft per annum.

BUSINESS RATES: The rates for the offices are payable at £11.80 per sq ft approx. 2017/2018.

POSSESSION: Immediate upon completion of legal formalities.

EPC RATING: D-99

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWINGS: Strictly via sole letting agents **MELLERSH & HARDING**

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