

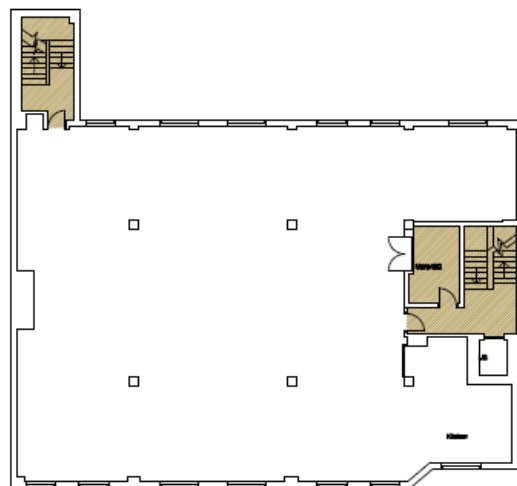
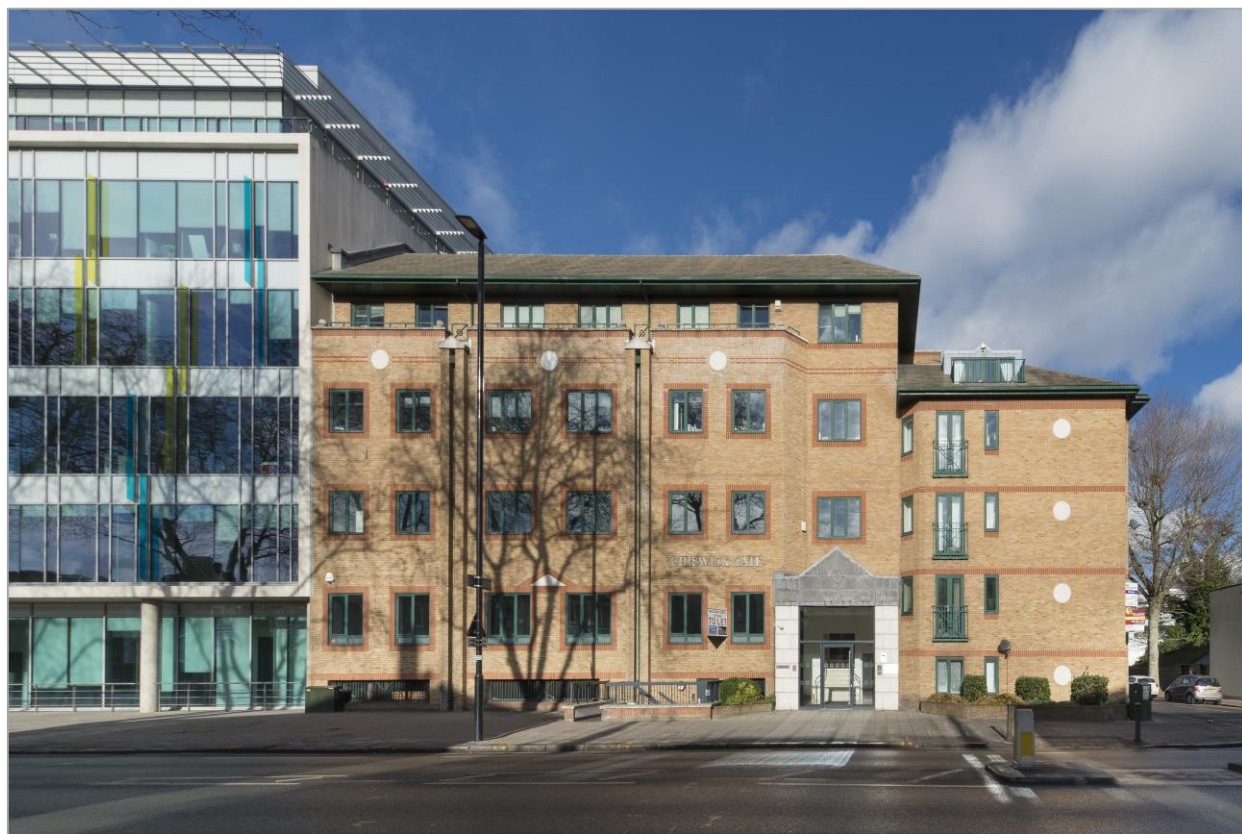
Chiswick Gate
598-608 Chiswick High Road,
London W4 5RP

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& harding
020 7522 8500
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Refurbished Fitted Offices

3,463 sq ft (321.7 sq m) - 7,003 sq ft (650.6 sq m)

To Be Let



* First Floor - Not to Scale

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any service or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

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.

Description

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

Floor	Description	Sq Ft	Sq M	Availability
2 nd	Offices	3,463	321.72	Available
1 st	Offices	3,540	328.90	Available
Total	Offices	7,003	650.6	Available

Specification

- Air conditioned
- Automatic passenger lift
- Recently refurbished
- 24 hour access
- Raised floors
- Excellent natural light
- Kitchen installed
- 16 car spaces available
- Building is fibre connected

Term

A new lease is available direct from the Freeholders, for a term by arrangement.

Rent

£39.50 per sq. ft per annum exclusive of all outgoing and VAT.

Business Rates

The Rate payable for 2018/ 2019 are:

- 2nd floor - £13.77 per sq. ft approx.
- 1st floor - £13.62 per sq. ft approx.

The tenant is advised to verify the accuracy of this information.

EPC

D-99

Viewings

Strictly by appointment with the sole letting agent **MELLERSH & HARDING LLP** and **FROST MEADOWCROFT**



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