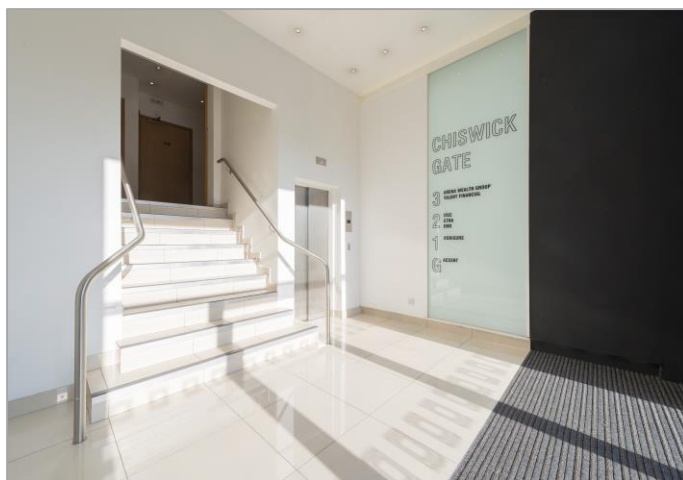


Chiswick Gate
598-608 Chiswick High Road,
London W4 5RP

mellersh
& harding
020 7522 8500
www.mellersh.co.uk

Refurbished Fitted Offices

1,614 sq ft (149.94.6 sq m) - 8,617 sq ft (800.54 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.

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.

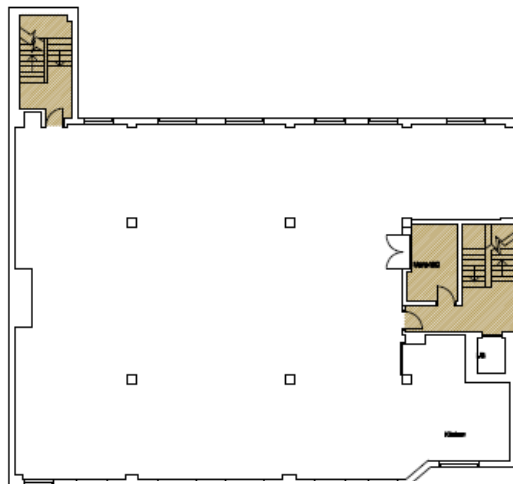
Description

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

| Floor | Description | Sq Ft | Sq M | Availability |
|-----------------|----------------|--------------|---------------|--------------------------------|
| 2 nd | Offices | 3,463 | 321.72 | Available June 2018 |
| 1 st | Offices | 3,540 | 328.90 | Available |
| Ground | Offices | 1,614 | 149.94 | Available |
| Total | Offices | 8,617 | 800.54 | Available |

Specification

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



* First Floor - Not to Scale

Term

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

Rent

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

Service Charge

The service charge is currently running at £10.63 per sq ft per annum.

Business Rates

The Rates for the offices are payable for 2018/ 2019 at

- 2nd floor - £13.77 per sq. ft approx.
- 1st floor - £13.62 per sq. ft approx.
- GR floor - £12.63 per sq. ft approx.

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

Possession

Immediate upon completion of legal formalities.

EPC

D-99

Legal Costs

Each party to be responsible for their own costs in relation to this transaction.

Viewings

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



Sammy Conway
020 7522 8524

sconway@mellersh.co.uk

Jonathan Stern
020 7522 8517

jstern@Mellersh.co.uk



Shaun Wolfe
020 8748 1200

swolfe@frostmeadowcroft.com

Jack Realey
020 8748 1200

jrealey@frostmeadowcroft.com