

B9 Chiswick
Park

**8,000 -
64,000 sq ft**

Exceptional Offices
on Flexible Leases



The Building

Here are the specifications



Fully air-conditioned



Double height entrance lobby



On-site parking of 1:1,000 sq ft



Floor to slab 3.66 meters



Metal ceiling tiles with integral PIR lighting



Cycle racks and motorcycle bays



Fitted kitchens/breakout areas



M & F including disabled facilities



EPC rating of D



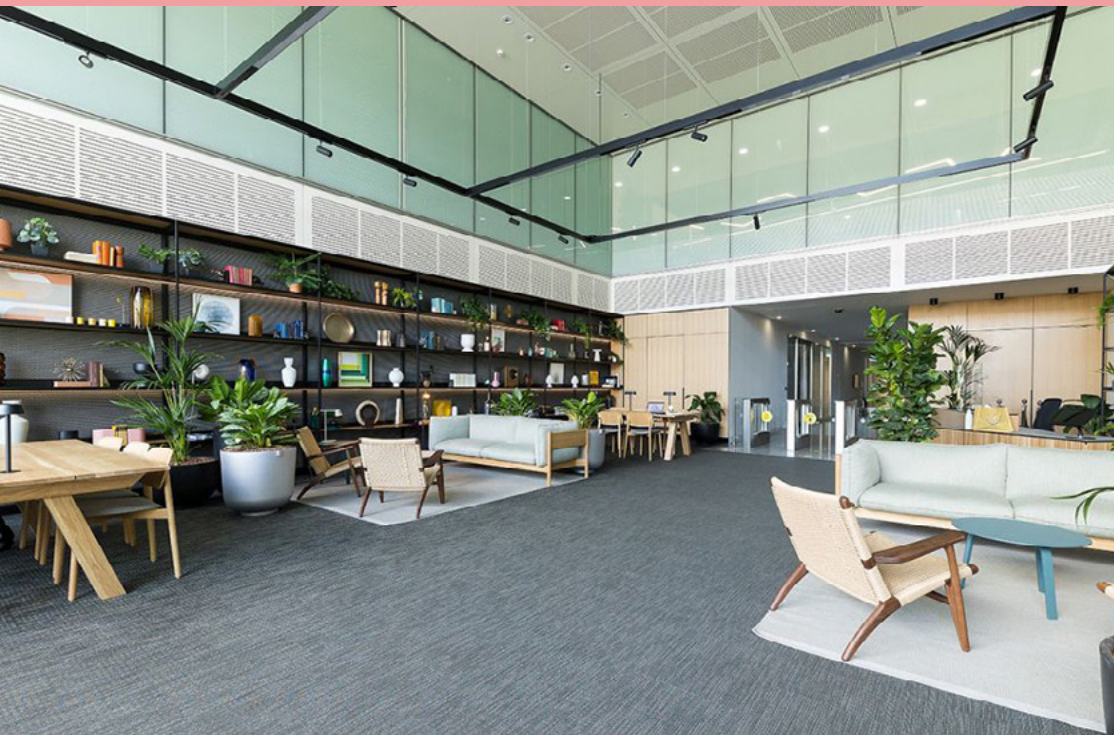
Full-access raised floors



Communal shower and changing facilities



24 hour access with manned reception between 7am and 6pm



Ground Floor

The ground floor provides **31,917 sq ft** and can be available in units from **8,000 sq ft** and upwards, on new flexible sub-leases up to 2030. Alternatively, the whole floor can be available by way of assignment to August 2030.



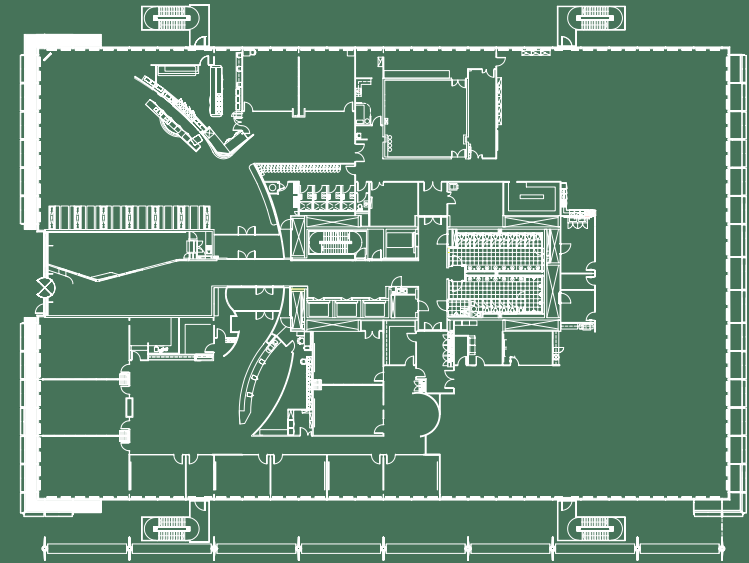
The Accommodation

The accommodation is currently fitted as shown above, excluding furniture, with metal ceiling tiles and integral light fittings. However, our client is willing to strip out and complete a 'CAT A' fit out as shown below, subject to final agreement.

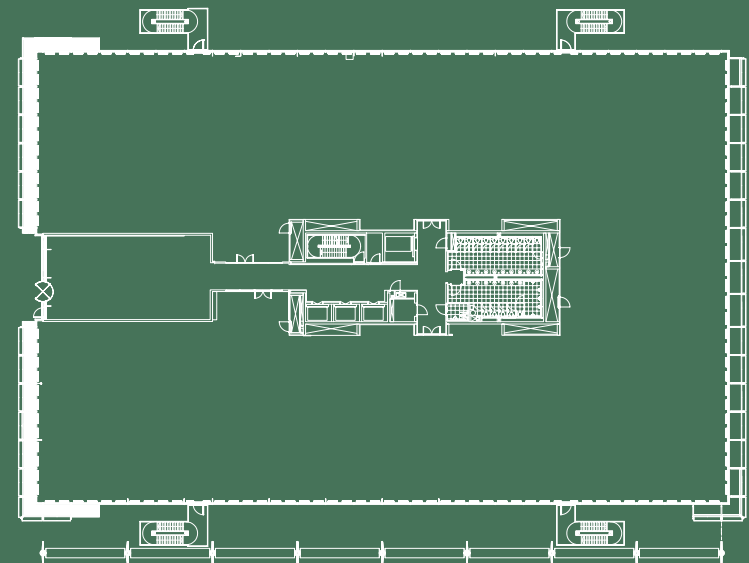


Computer Generated Illustration

Ground Floor - Fitted



Ground Floor - Open Plan

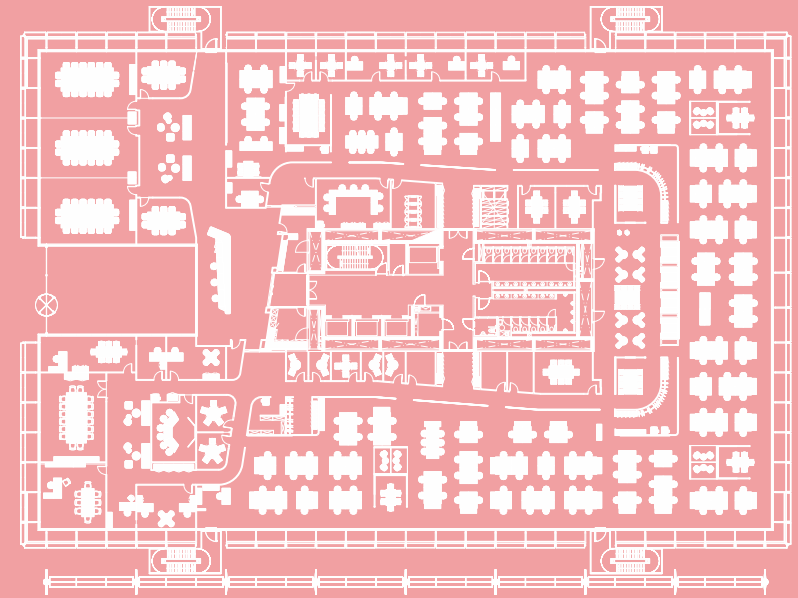


First Floor

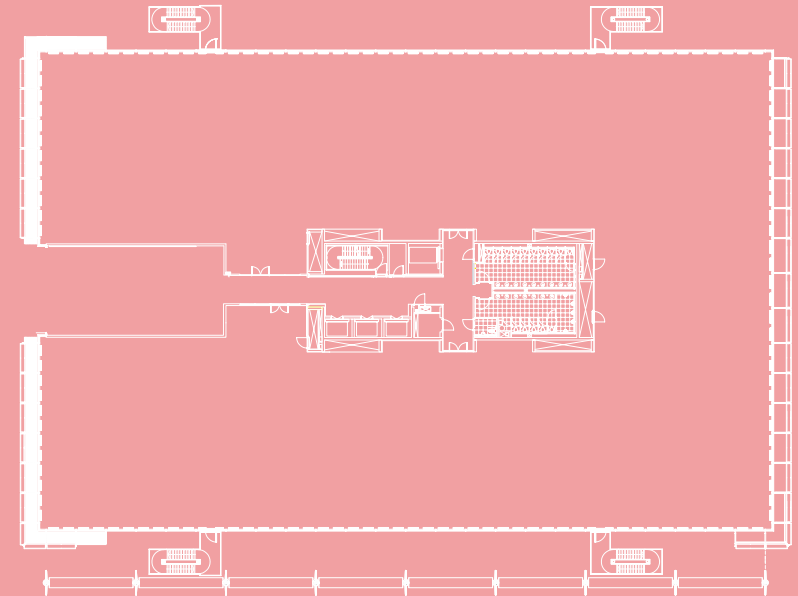
The first floor provides **32,278 sq ft** and can be available in units from **15,000 sq ft** and upwards, on new flexible sub-leases up to 2030. Alternatively, the whole floor can be available by way of assignment to August 2030.



First Floor - Fitted



First Floor - Open Plan





The Park

At your fingertips

Award winning Chiswick Park is home to over 45,000 sq ft of retail including the on-site Virgin Active gym, restaurants, convenience stores and an ever-changing array of pop-up traders and street-food vendors in a lakeside setting.

Our on-site facilities



Eat, drink, shop

A choice of restaurants, cafes, bars and shops including everything from Starbucks and Source to WHSmith and the Union Bar



Event area

A large, outdoor, multi-use event space to entertain your team



Outdoor space

A natural environment to explore and unwind in featuring a two-tier lake, spectacular waterfall and scenic boardwalk



Coffee kiosks

Whether it's a morning pick-me-up or a working lunch, we've got the perfect place to refresh and reflect



Online concierge

Find out what's going on in the vibrant local area with instant access to an online concierge service

On-site health & fitness



42,000 sq ft Virgin Active health and fitness club



Swimming pool



Inter-company summer sports leagues

Connections



Train

Gunnersbury Station

0.2 miles



Chiswick Park Station

0.5 miles



South Acton Station

0.4 miles



Acton Station

0.7 miles



Hammersmith Station

2 miles



Earls Court Station

3.8 miles



Clapham Junction

6.3 miles



Kings Cross Station

8.5 miles



Car

M4

0.2 miles

Heathrow Airport

0.5 miles

Chelsea

0.4 miles

Mayfair

0.7 miles

Westminster

2 miles

City of London

3.8 miles

Canary Wharf

6.3 miles

M25

8.5 miles



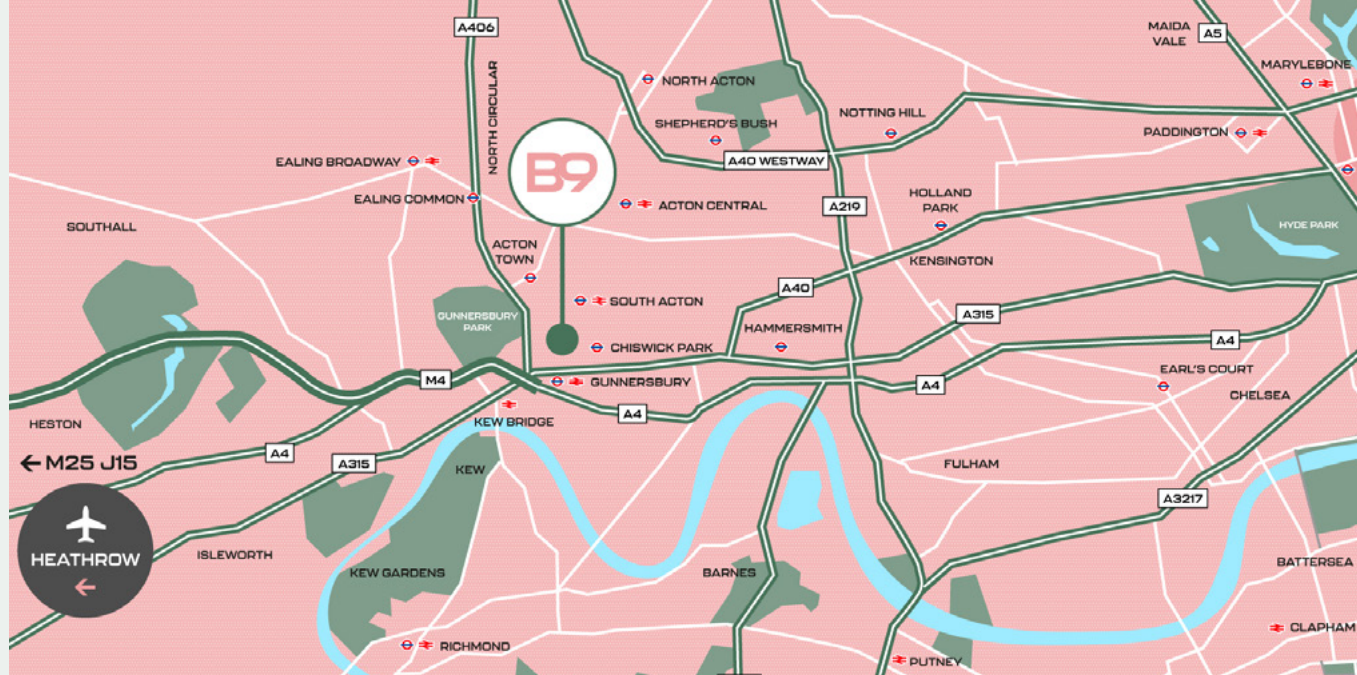
Bus

Bollo Lane

(No. 70 & 440)

Chiswick High Road

(No. 237, 267 & 391)



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