

# B9 Chiswick Park

Single floor plate of 32,000 sqft

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Superb fully fitted & furnished offices

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Original cost of fit-out c. £5.0 million

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Inside the Act lease to 2030 (5 years)

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Generous incentive package available

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**8,000 -  
48,000 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

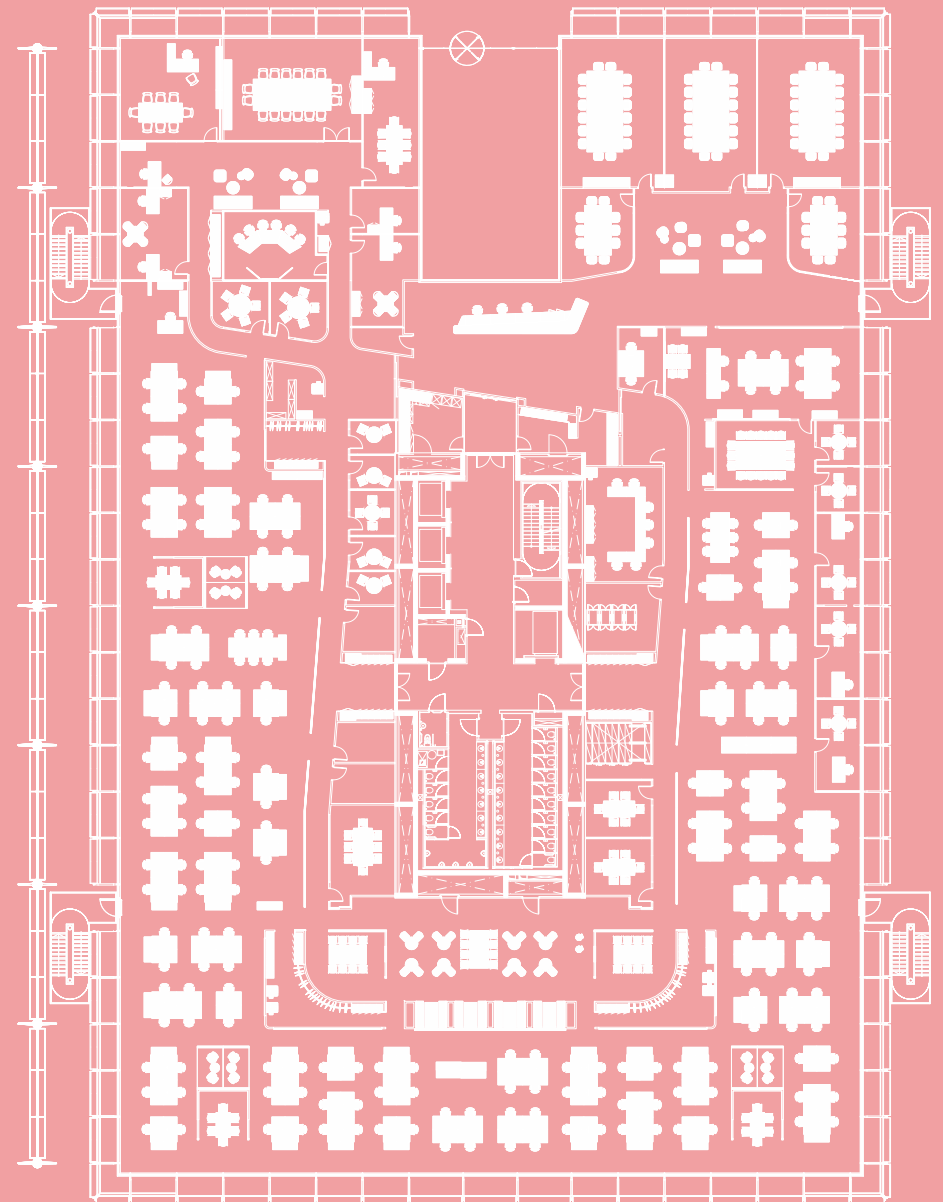


# First Floor

The first floor provides **32,278 sqft** and is available on lease to August 2030.



## First Floor - Fitted





# Ground Floor

The ground floor provides **16,000 sqft** and can be available in units of **8,000 sqft** and upwards, on a new flexible sub-leases up to 2030. Alternatively, the whole floor can be available by way of assignment to August 2030.



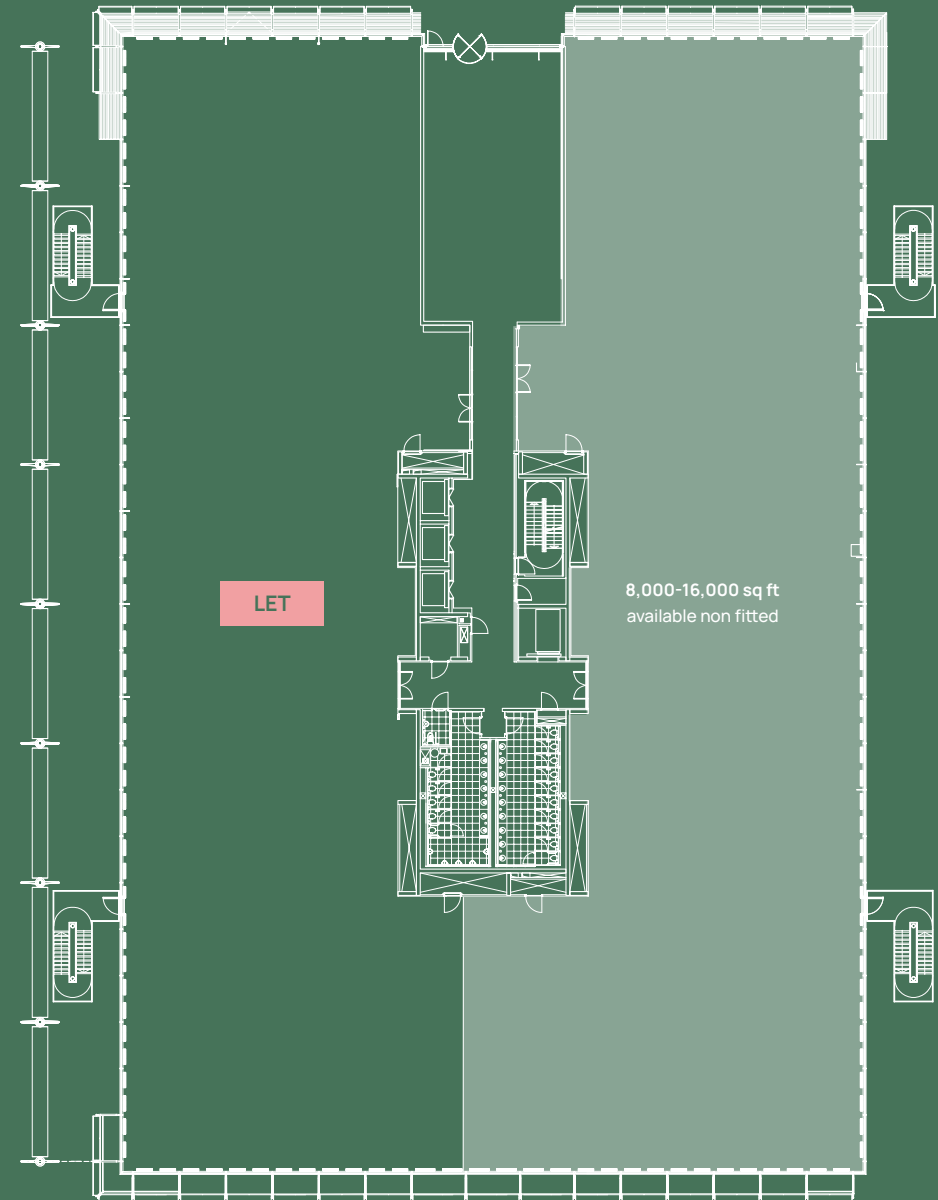
## The Accommodation

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 - 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

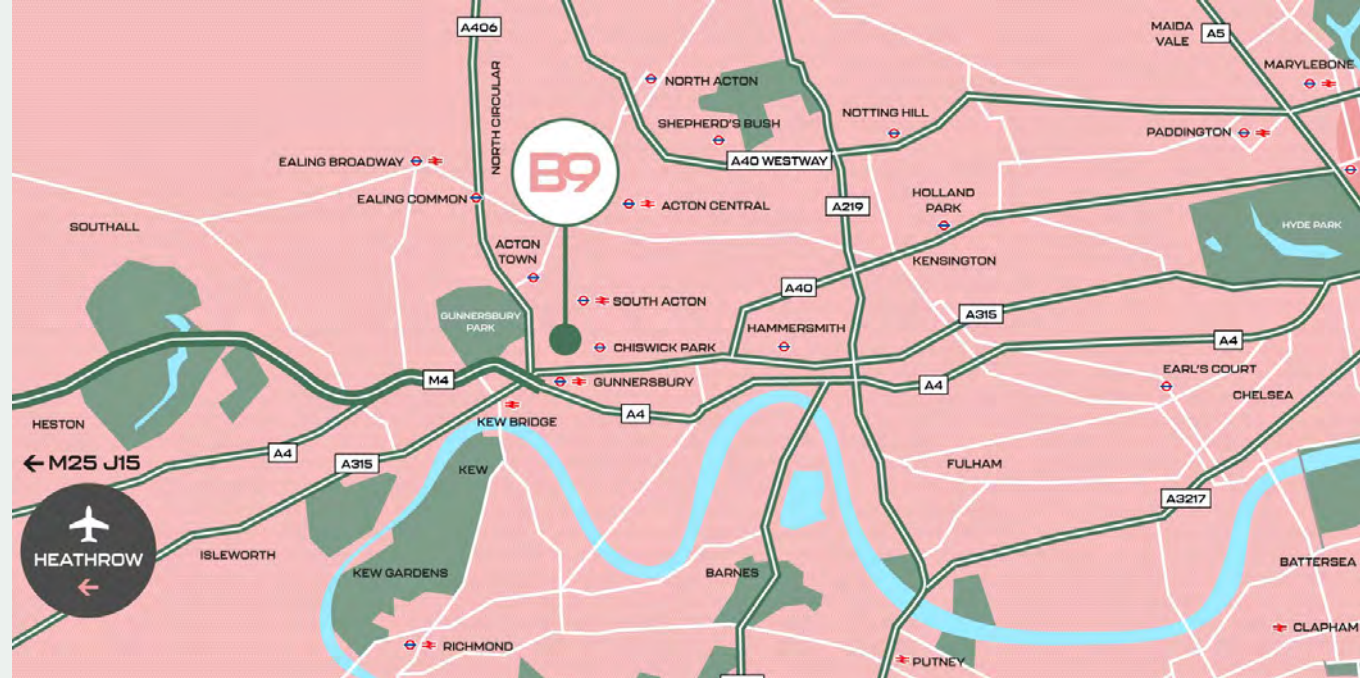
**M25**  
8.5 miles



## Bus

**Bollo Lane**  
(No. 70 & 440)

**Chiswick High Road**  
(No. 237, 267 & 391)



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