



**CHISWICK PARK  
#LONDON W4**

**PRIME RETAIL, WORKSPACE  
AND LEISURE OPPORTUNITY**



**SITE MANAGED  
BY ENJOY-WORK  
WITH REGULAR  
EVENTS AND PUBLIC  
ENGAGEMENT  
OPPORTUNITIES**

**12,000**  
**OFFICE WORKERS**

**9**  
**GLOBAL OFFICE  
HEADQUARTERS**

**LOCATED ON  
THE BUSTLING  
CHISWICK HIGH  
ROAD, CHISWICK  
PARK SITS WITHIN  
ONE OF LONDON'S  
MOST AFFLUENT  
DISTRICTS**

**300**  
**STUDENTS ON  
SITE EACH DAY  
WITH RICHMOND  
AMERICAN  
UNIVERSITY**

**15**  
**EUROPEAN  
OFFICE HEADQUARTERS**

**33**  
**ACRE SITE**

**1.8**  
**MILLION SQ. FT OF  
COMMERCIAL SPACE**

# BRILLIANTLY CONNECTED TO LONDON'S TRANSPORT NETWORK AND BEYOND

## PRINCIPAL MAINLINE STATIONS

Clapham Junction 15 minutes  
 Victoria 20 minutes  
 Paddington 23 minutes  
 Waterloo 26 minutes  
 King's Cross/St Pancras Int. 31 minutes

## SELECTED UNDERGROUND STATIONS

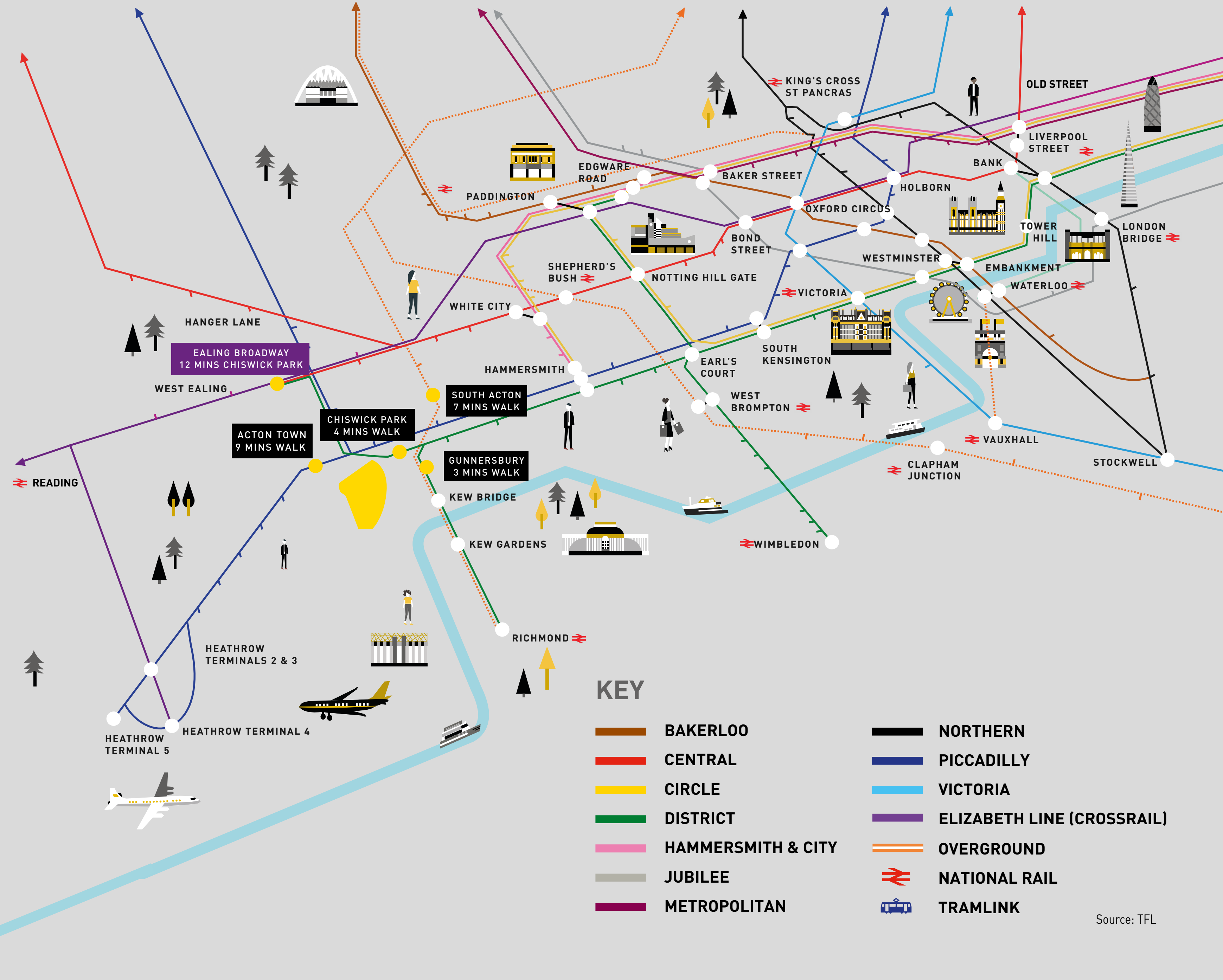
Earl's Court 13 minutes  
 Knightsbridge 17 minutes  
 Green Park 21 minutes  
 Holborn 27 minutes  
 Bank 40 minutes

## PRINCIPLE INTERNATIONAL AIRPORTS

London Heathrow 37 minutes  
 London Gatwick 51 minutes  
 Luton 57 minutes  
 City 61 minutes  
 Stansted 80 minutes

## CROSSRAIL- THE ELIZABETH LINE (FROM EALING BROADWAY - 2022)

12 minutes from Chiswick Park via Chiswick Park Station  
 Paddington 7 minutes  
 Tottenham Court Road 12 minutes  
 Liverpool Street 18 minutes  
 Canary Wharf 25 minutes  
 Reading 41 minutes



## KEY

- |  |                               |  |                                   |
|--|-------------------------------|--|-----------------------------------|
|  | <b>BAKERLOO</b>               |  | <b>NORTHERN</b>                   |
|  | <b>CENTRAL</b>                |  | <b>PICCADILLY</b>                 |
|  | <b>CIRCLE</b>                 |  | <b>VICTORIA</b>                   |
|  | <b>DISTRICT</b>               |  | <b>ELIZABETH LINE (CROSSRAIL)</b> |
|  | <b>HAMMERSMITH &amp; CITY</b> |  | <b>OVERGROUND</b>                 |
|  | <b>JUBILEE</b>                |  | <b>NATIONAL RAIL</b>              |
|  | <b>METROPOLITAN</b>           |  | <b>TRAMLINK</b>                   |

# CHISWICK PARK

ACTON TOWN

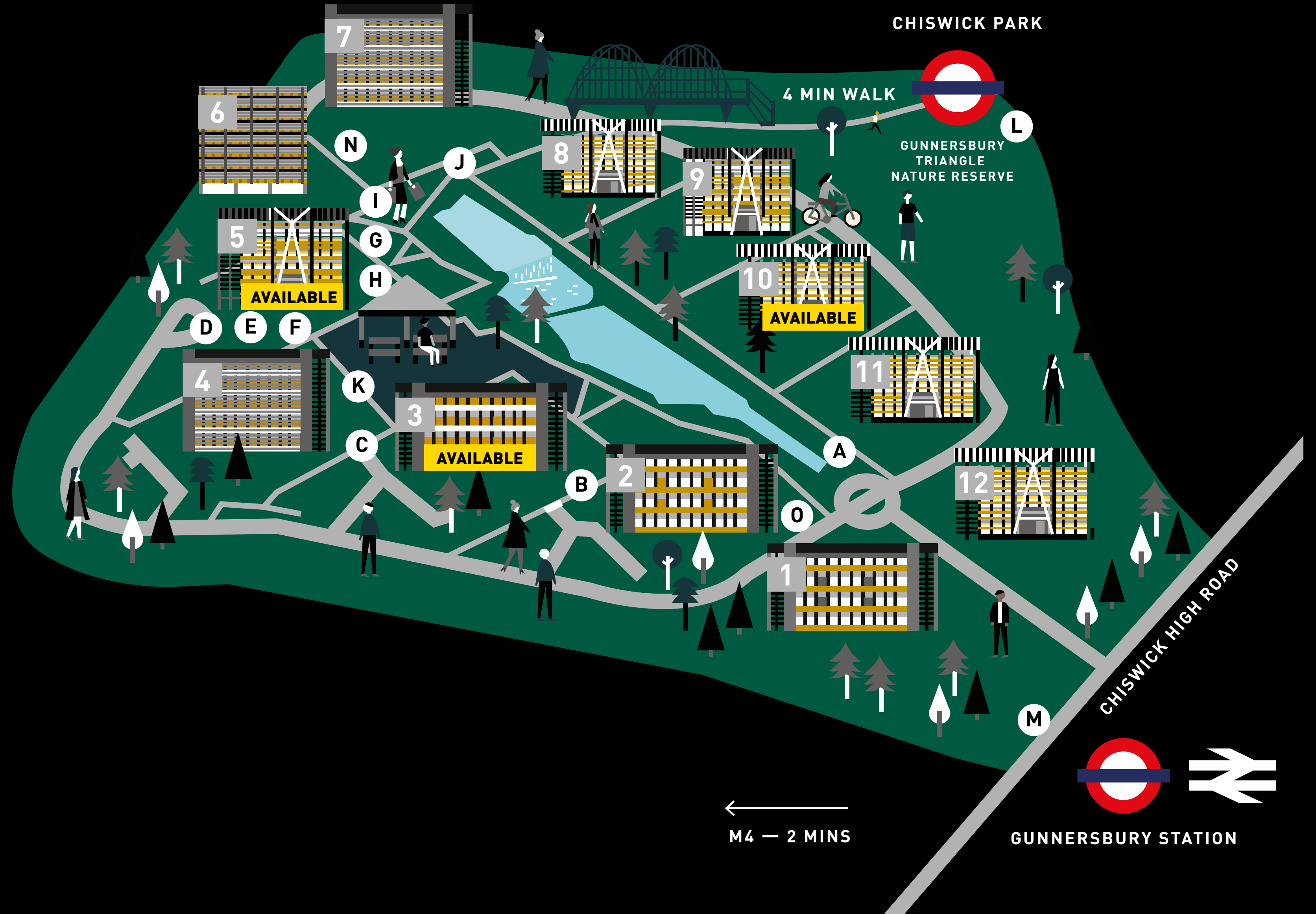


EALING BROADWAY  
ELIZABETH LINE  
(CROSSRAIL)  
12 MINUTES

CHISWICK PARK

## ONSITE AMENITIES

- A** Starbucks Coffee
- B** Enjoy-Work Office
- C** Virgin Active Health Club
- D** WHSmith
- E** Go Chisou
- F** Pret A Manger
- G** Starbucks Coffee
- H** The Union Bar & Grill
- I** ATM Machine
- J** Kafe 23
- K** Events Plaza
- L** Little Cherubs Nursery
- M** Bus Stop
- N** Meeting tee pee
- O** Cycle hub



DISCOVER YOUR SPACE

M4 — 2 MINS

GUNNERSBURY STATION

# BUILDING 03

## Part Ground Floor

5,757 sq ft

### Lease Term

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

### Rent

Upon Application.

### Business Rates:

**Rateable Value (From April 2023)**

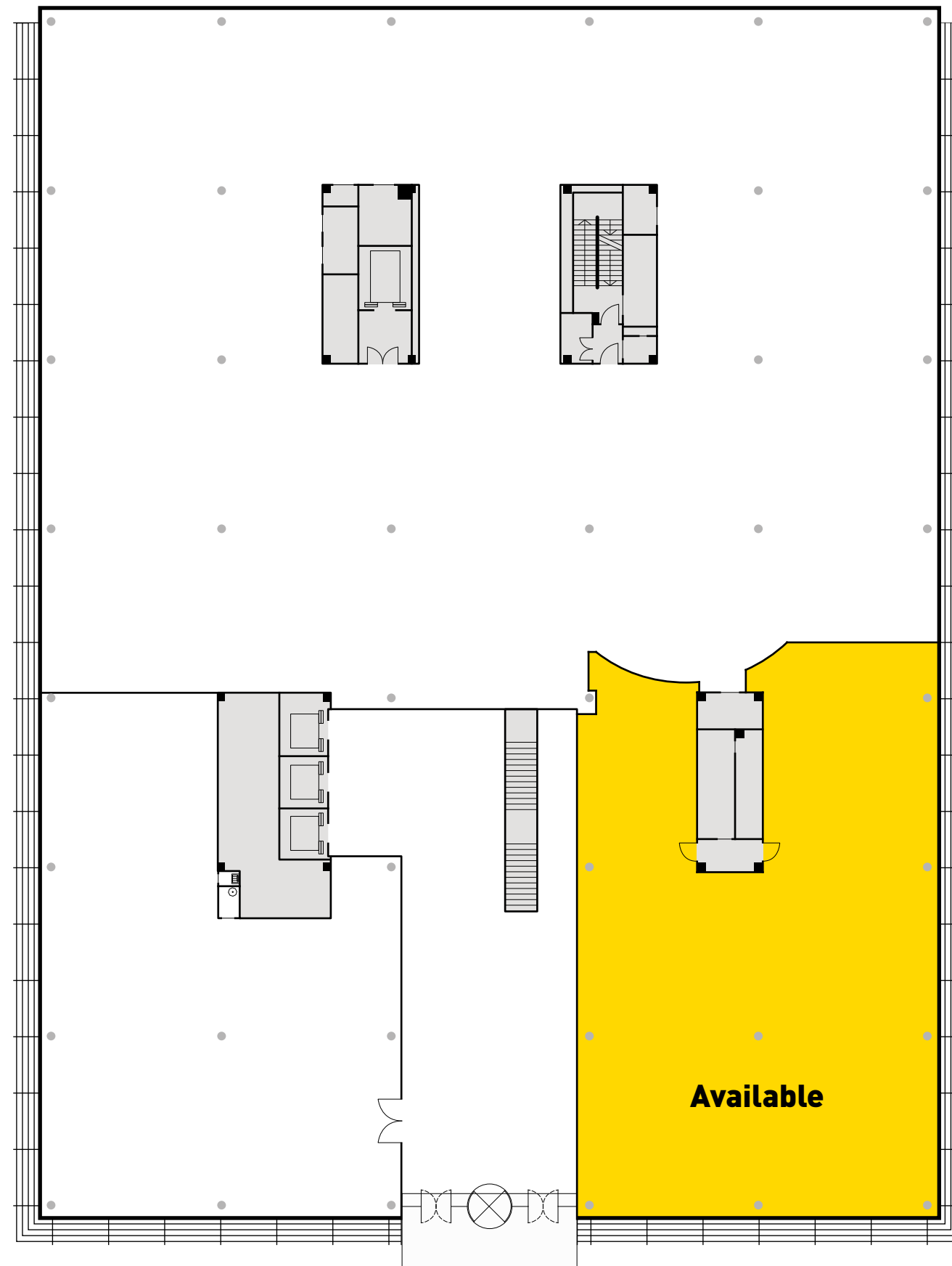
£97,500

**Rates Payable (23/24)**

£49,920

**Service Charge**

£3.55psf



floor plans indicative only



**PRIME UNIT ADJACENT  
TO THE EVENTS  
PIAZZA AND LAKE**

# BUILDING 05

## Part Ground Floor

1,058 sq ft

### Lease Term

Subject to Vacant Possession, the property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

### Rent

£35 psf

### Business Rates:

Rateable Value (From April 2023)

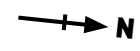
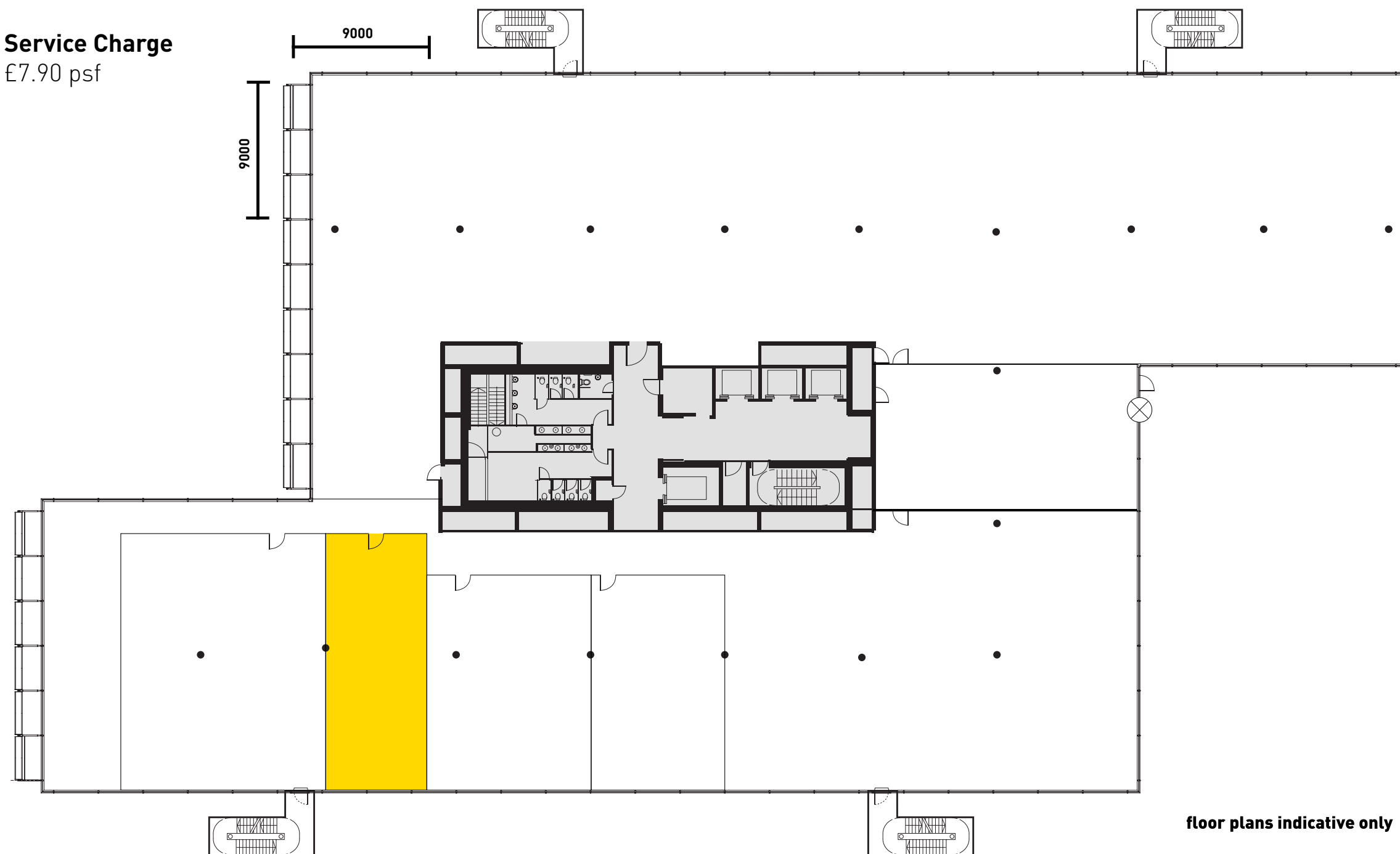
To be assessed

### Rates Payable (23/24)

To be assessed

### Service Charge

£7.90 psf



# PROMINENT OPEN PLAN UNIT OVERLOOKING THE LAKE



## BUILDING 10

### Part Ground Floor

8,931 sq ft

#### Lease Term

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

#### Rent

Upon Application.

#### Business Rates:

##### Rateable Value

To be re-assessed.

#### Rates Payable (23/24)

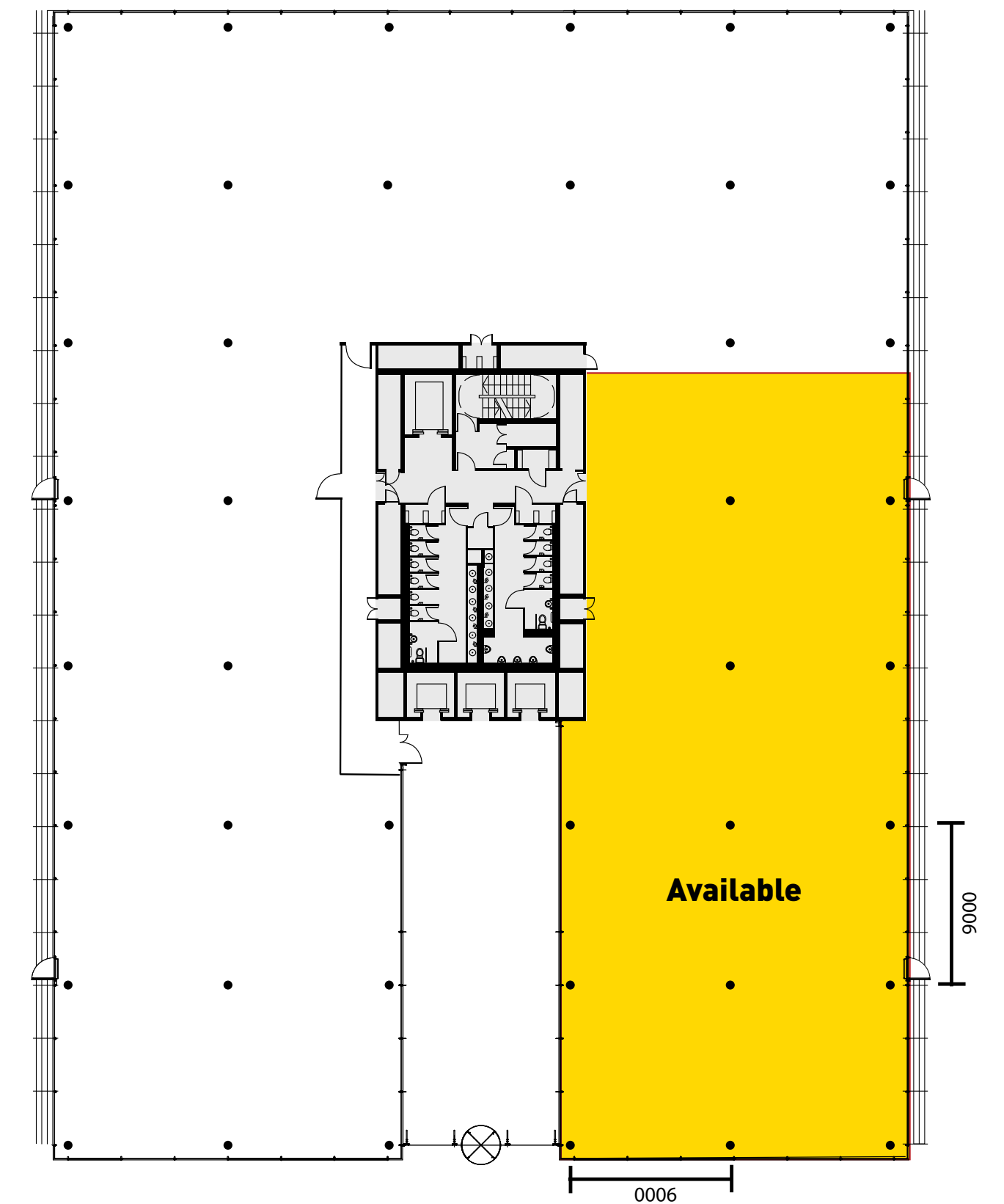
To be re-assessed.

#### Service Charge

£3.50psf

#### Availability

Unit has potential to be split and is suitable for a range of Retail, Workspace and Leisure uses.



floor plans indicative only

**IN EXTRAORDINARY  
COMPANY**

**JUST SOME OF YOUR OUTSTANDING  
NEIGHBOURS ON THE PARK**







Organised running event at The Park



Netball Tournament on The Park



Monthly food market at Chiswick Park

# CHISWICK PARK #LONDON W4

The logo for Forge, featuring the word "forge" in a white, lowercase, sans-serif font, centered within a teal square background.

forge

**Liam Jones**  
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**Harry Hill**  
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The logo for CFC, featuring the letters "CFC" in a bold, sans-serif font. The "C" and "F" are teal, and the "C" is white.

**John Giblin**  
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07867 505 604

**ENJOY-WORK.COM**

The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor plans, tenancy details, etc. and whether the premises are fit for purpose before entering into a contract. All prices and rents are exclusive of VAT and the property is offered subject to contract. Q2 2023.