

developed by
REDROW

500^{W4 5RG}
**CHISWICK
HIGH ROAD**

1,792 - 3,919 sq ft
(166.49 - 364.07 sq m)

TO LET / MAY SELL

**2 BRAND NEW GROUND FLOOR OFFICE SUITES
FRONTING CHISWICK HIGH ROAD**



LOCATION

500 Chiswick High Road is located on the north side of Chiswick High Road (A3 15). The properties are approximately 5 miles from Central London and 10 miles from Heathrow Airport.

Chiswick High Road connects directly to the Chiswick roundabout, which ad joins with the North and South Circulars (A205) and provides good access to the A4 and M4 motorway.

Gunnarsbury station is within a short walk of the property, providing both London underground services (District Line) and mainline rail services.

Chiswick Park station (District Line) is also within walking distance.

LOCAL OCCUPIERS

1. Co-operative Supermarket
2. The Italians - Wine & Food
3. The Old Pack Horse
4. Sainsbury's Superstore
5. Marks & Spencer's Food
6. Waitrose
7. La Trompette Restaurant
8. Chiswick Business Park

Occupiers Include:

- Avon
- AXA
- CBS News
- Danone
- Foxtons
- Swarovski
- Regus
- Ots
- IMG
- Singapore Airlines
- PepsiCo
- OpenBet Technologie
- The Walt Disney Company
- Paramount Pictures Int

DISTANCES

DRIVING	
A4 – Great West Road	1.9 miles
North Circular – Chiswick.....	0.6 miles
M4 – Junction 2	0.7 miles
Heathrow Airport	7.1 miles

PUBLIC TRANSPORT

Chiswick Park (District Line)	0.2 miles
Gunnarsbury (District Line)	0.3 miles
South Acton (Overground)	0.7 miles
Acton Town (District/Piccadilly Line)	1.0 miles

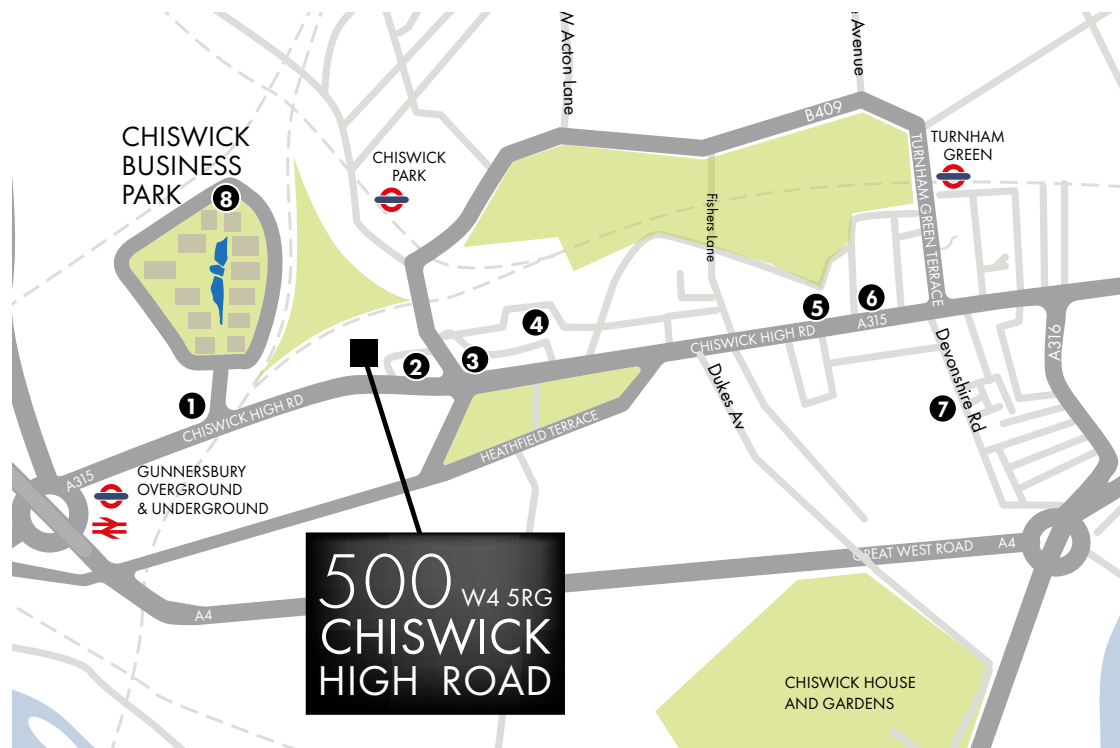
TRANSPORT LINKS



Underground & Overground from Gunnarsbury Station

Hammersmith.....	8 mins
Victoria	25 mins
Vauxhall.....	31 mins
Charing Cross	32 mins
Paddington	33 mins
King's Cross St Pancras	36 mins
Clapham Junction	36 mins
Waterloo.....	38 mins
Heathrow Airport T1, T2 and T3	41 mins

Source: Transport for London (tfl.gov.uk)





Unit 1



Unit 2

DESCRIPTION

Each self-contained suite is located on the ground floor of the property known as 500 Chiswick High Road, with upper storeys being residential accommodation, and a Snap Fitness gymnasium at lower ground floor level. Each suite has been fitted-out to a very high standard, providing contemporary space ready for occupation. High quality kitchens, shower facilities, and generous level of WCs are available with each suite. Each has its own front door, set behind landscaped gardens offering good visibility onto Chiswick High Road.

UNIT NUMBER	SIZE SQ FT	SIZE SQ M	QUOTING PRICE
Unit 1	1,792	166.49	£1,250,000
Unit 2	2,127	197.58	£1,490,000
TOTAL	3,919	364.07	£2,740,000

AMENITIES

UNIT 1

- Contemporary exposed service fit-out
- Metal raised access floor
- Air-conditioning cassettes
- Kitchenette with integrated appliances
- WCs and shower facilities
- Fully glazed frontage overlooking landscaped area fronting Chiswick High Road
- Outside area suitable for inter-alia cycle storage

UNIT 2

- Ceiling with integrated lighting and services
- WCs and shower facilities
- Kitchenette with integrated appliances
- Quality interior designed finishes throughout
- Part premium wood flooring with built-in floor power and data
- Glazed meeting rooms
- Mechanical heating / cooling system
- Access to cycle storage
- Access over rear paved area and views across landscaped gardens



SERVICE CHARGE

£2.00 per sq ft
to include building insurance.

EPC

To be assessed

VAT

The property has been elected for VAT therefore VAT will be payable on the purchase price, or rent if the properties are leased.

LEGAL COSTS

Each party to bear their own legal costs, although a deposit may be sought upon agreement of terms, which would be refundable upon completion of a sale/letting.

TERMS

A new FRI lease, on each unit, for a term to be agreed, a rent of **£42.50 psf.** per annum exclusive of all other outgoings.

GUIDE PRICE

The property is available for sale upon a 999 year lease at a peppercorn at the prices shown in the table

RATES

To be assessed – further details available from the agents. All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

USE

B1 and D2 use permitted.
Potential for D1 (medical) subject to planning.

FOR FURTHER INFORMATION OR VIEWINGS
PLEASE CONTACT JOINT SOLE AGENTS



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