

CHISWICK TOWER

389 CHISWICK HIGH ROAD
LONDON W4 4AJ

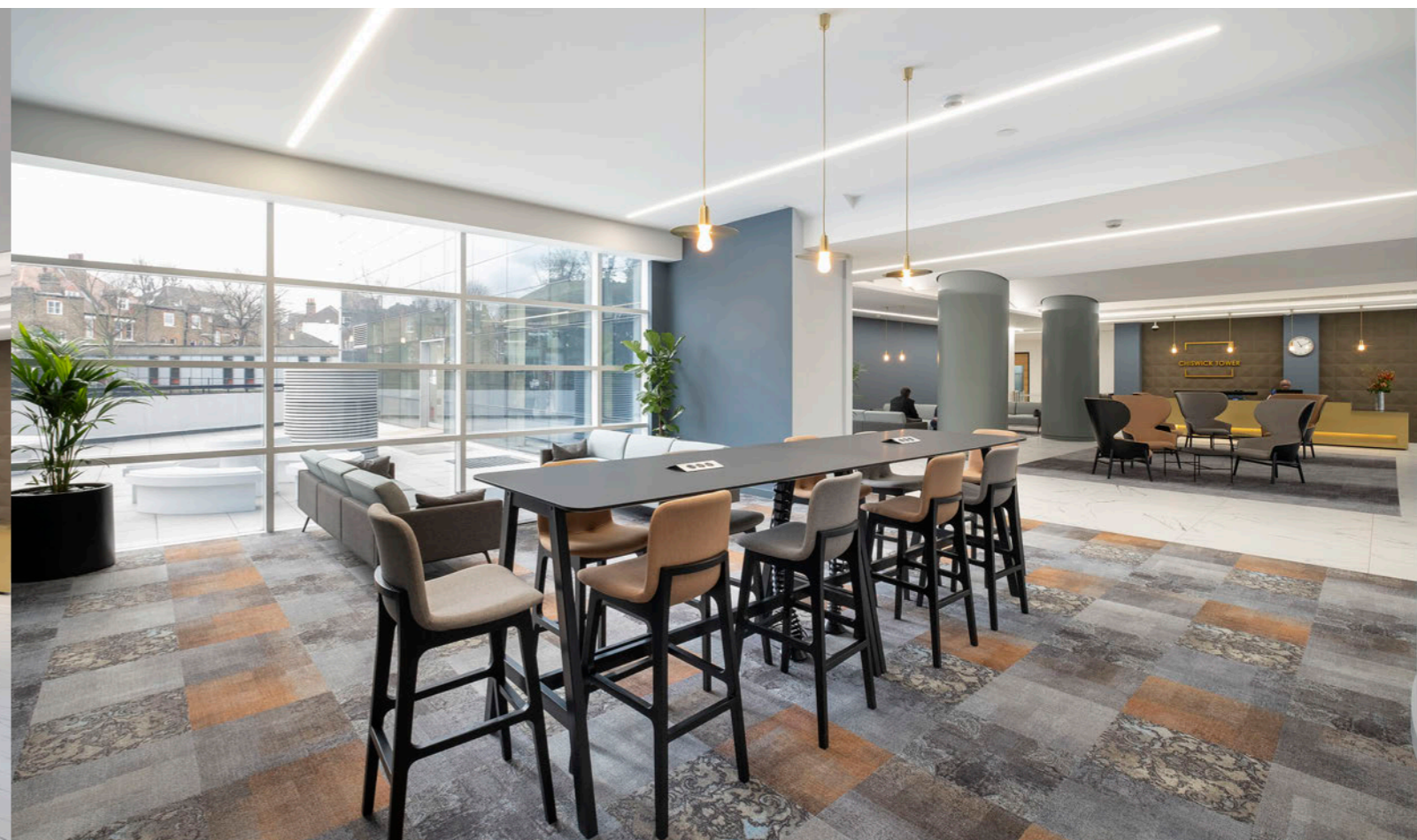
A LANDMARK TOWER OFFERING AN EXCEPTIONAL PLACE TO WORK

Chiswick Tower is a purpose built office building arranged over basement ground and 17 upper floors extending to over 143,000 sq ft. Each Floor provides approx. 7,800 sq ft and maybe split into two wings for future flexibility.

The ground floor reception has been extensively remodelled to provide a welcoming reception together with various break out areas for occupiers and visitors. Also an external terrace has been created with seating and benching.



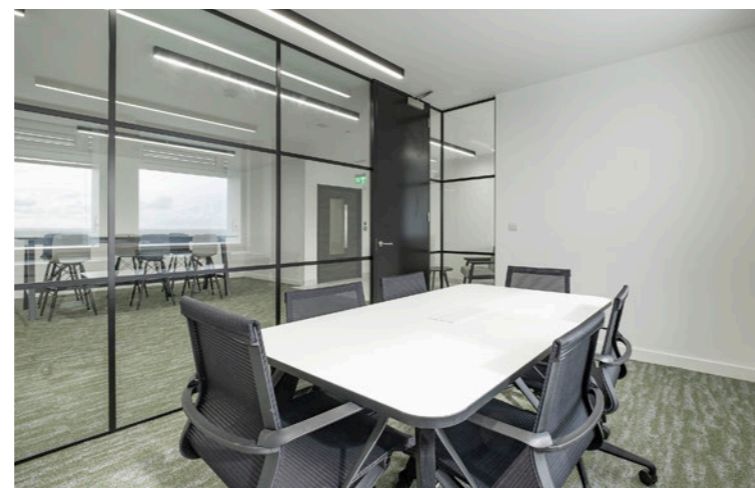
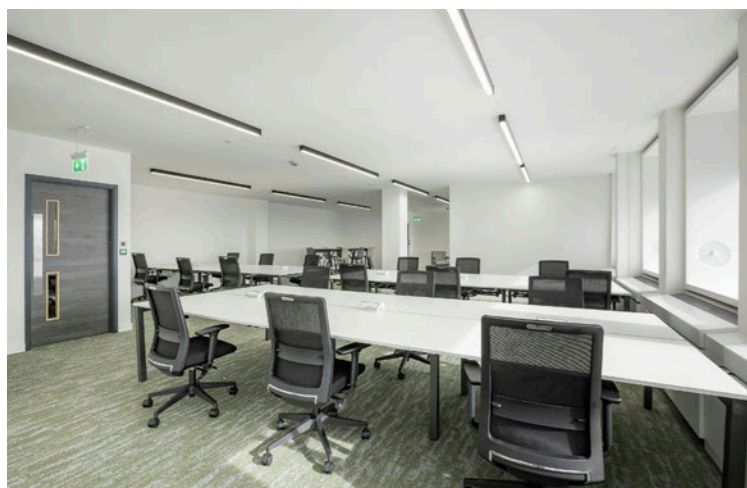
← The new terrace and remodelled ground floor reception.



A BRIGHT WORKING ENVIRONMENT DESIGNED WITH FLEXIBILITY IN MIND

The building provides extensive accommodation ranging from newly fitted and furnished suites from 1,650 sq ft to large open plan floors and multiple floors.

All accessed via high speed intelligent passenger lifts with male and female loos on all floors. Many broadband providers service the building.



SPECIFICATION

- 4 pipe fan coil air conditioning
- 5 intelligent passenger lifts & a service lift
- Full height plastered ceilings (Cat A only)
- Suspended LED lighting (Cat A only)
- Fibre connectivity
- New remodelled ground floor reception with 24/7 security
- Fantastic views across London
- On-site shower rooms
- Substantial on-site bike and car parking

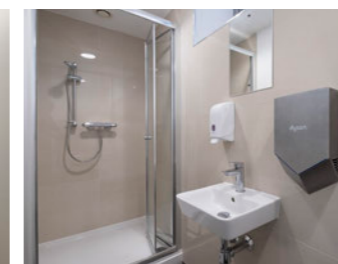
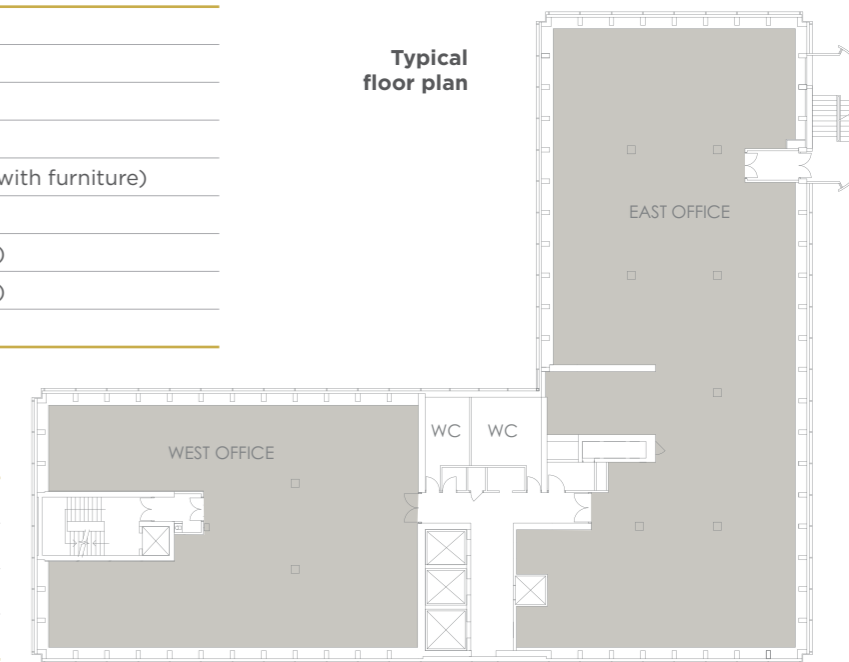
AVAILABILITY

| sq ft | sq m | Floor | Wing |
|-------|------|-------|---|
| 5,000 | 465 | 16 | East (Available fitted) |
| 2,700 | 250 | 15 | West (Available Fitted) |
| 5,011 | 466 | 12 | East (Refurbished Cat A) |
| 1,650 | 153 | 12 | Part West (Fitted to Cat A+ with furniture) |
| 5,001 | 465 | 11 | East (Available fitted) |
| 5,000 | 465 | 10 | West Wing (Available Fitted) |
| 2,675 | 255 | 10 | West Wing (Available Fitted) |
| 2,765 | 259 | 9 | West (Available fitted) |

Wings can be combined to accommodate the following sizes:

| sq ft | sq m | Wing |
|--------|-------|---|
| 19,337 | 1,796 | 10 Entire, 11 East, 12 East and Part West |
| 11,662 | 1,084 | 11 East, 12 East & West |
| 6,650 | 466 | 12 East & West |

Typical floor plan





A VIBRANT AREA OF WEST LONDON WITH AN ABUNDANCE OF AMENITIES ON YOUR DOORSTEP

This prominent and well known office building is situated on the south side of Chiswick High Road opposite Chiswick Park and directly above Gunnersbury Underground and Overground Station (District Line and Overground to Richmond, North London and Stratford).

Within the immediate vicinity are a wide variety of restaurants, bars, gyms and other leisure facilities.



FAST CONNECTIONS BY ROAD AND RAIL NATIONALLY AND BEYOND

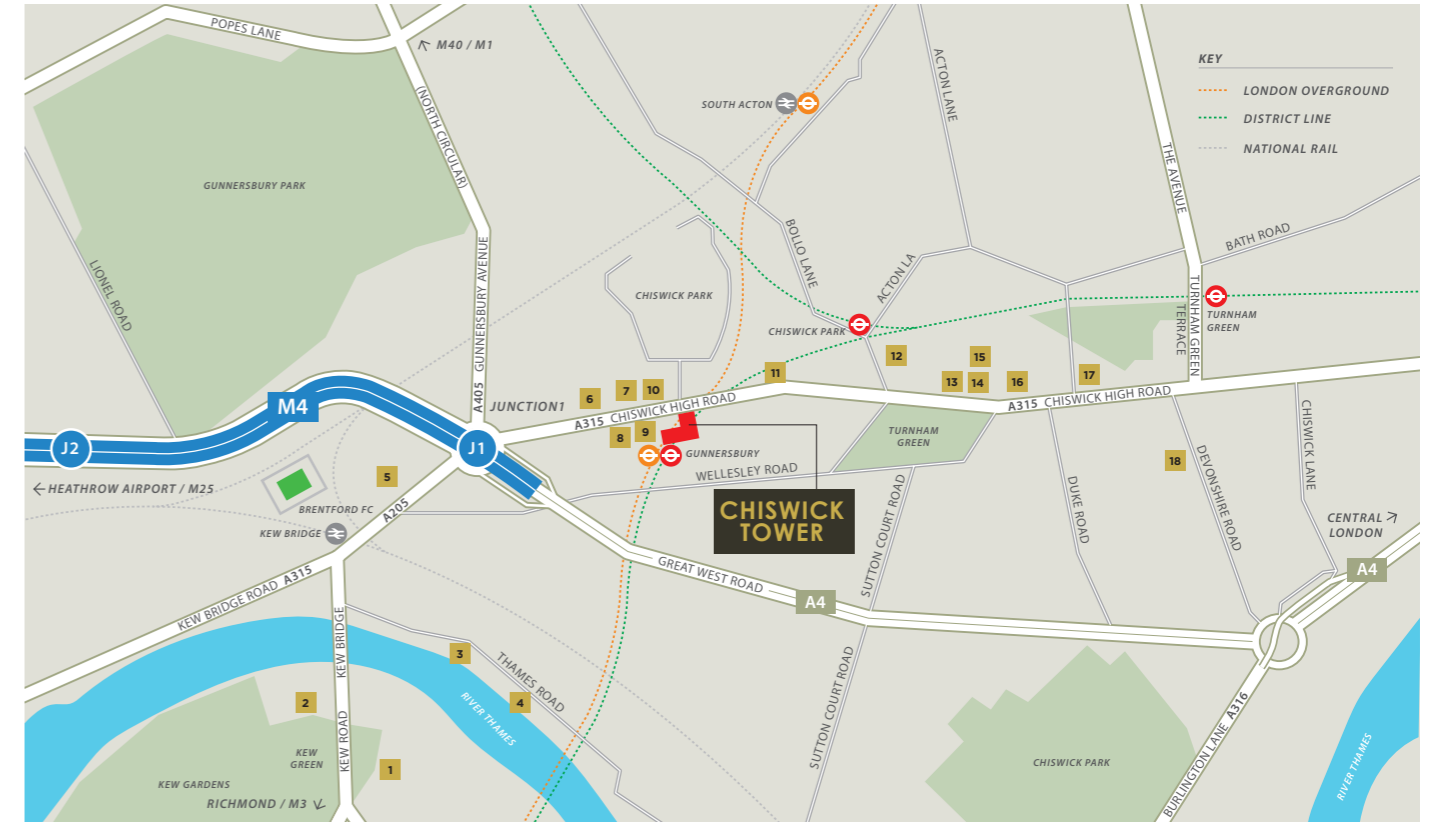
Junction 1 of the M4, the A406 North Circular Road, and the A205 South Circular Road are within a quarter of a mile. Heathrow Airport is 10 miles to the west and Central London is 6 miles to the east via the A4/M4.



| By Rail from Gunnersbury | Mins |
|--------------------------|------|
| Richmond | 5 |
| Willesden Junction | 12 |
| Earl's Court | 14 |
| Victoria | 23 |
| Paddington | 25 |
| Charing Cross | 31 |
| Bank | 40 |
| Heathrow Airport | 40 |



| By Car | Miles |
|------------------|-------|
| M4 (J1) | 0.3 |
| Kew | 1.5 |
| Hammersmith | 2.5 |
| Richmond | 2.6 |
| Central London | 6.4 |
| M3 (J1) | 8 |
| Heathrow Airport | 9 |
| M25 | 10 |



A selection of local amenities

- | | | |
|---------------------------|-----------------------------------|-----------------------------------|
| 1 Kew Grill | 7 The Gunnersbury Pub | 13 Starbucks |
| 2 Ask Italian | 8 Subway | 14 Greggs |
| 3 Bell & Crown Pub | 9 Oswald Copperpot (Coffee & Bar) | 15 Waitrose |
| 4 City Barge Pub | 10 Co-Op (Food & Wine) | 16 Boots |
| 5 Fountain Leisure Centre | 11 Snap Fitness | 17 Bill's |
| 6 Clayton Hotel | 12 Sainsbury's | 18 La Trompette (1 Michelin Star) |

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↑ Views across London from the upper floor of Chiswick Tower.

chiswicktowerw4.co.uk

Shaun Wolfe
020 8748 1200

swolfe@frostmeadowcroft.com

Tim Wilkinson
020 3205 0206

tim.wilkinson@eddisons.com

RENT/SERVICE CHARGE/RATES
on application.

TERMS
New leases directly from the Freeholder.

EPC RATING
The building has an EPC Rating of D(81).

frost
meadowcroft
020 8748 1200

Eddisons
020 3205 0200
eddisons.com