

Building 7
Chiswick Park

28,089 SQ FT | LEVEL 7



Welcome to **Building 7**

OFFICE SUITES FROM 12,000 SQ FT

Building 7 is the newest office within Chiswick Park, and an opportunity has arisen for an occupier to acquire up to 28,089 sq ft of premium office space. The floor benefits from outstanding natural light and panoramic views of the London skyline, directly overlooking the Chiswick Park lake and surrounding landscaped walkways.

- EPC B
- BREEAM 'EXCELLENT'
- CAT A
- PARTITIONED MEETING ROOMS
- PANORAMIC VIEWS
- LOW PASSING RENT
- FOUR-PIPE FAN COIL AIR CONDITIONING
- PARKING RATIO 1:1,357 (20 CAR PARKING SPACES)

Floor Plans
Building 7

SPACES AVAILABLE

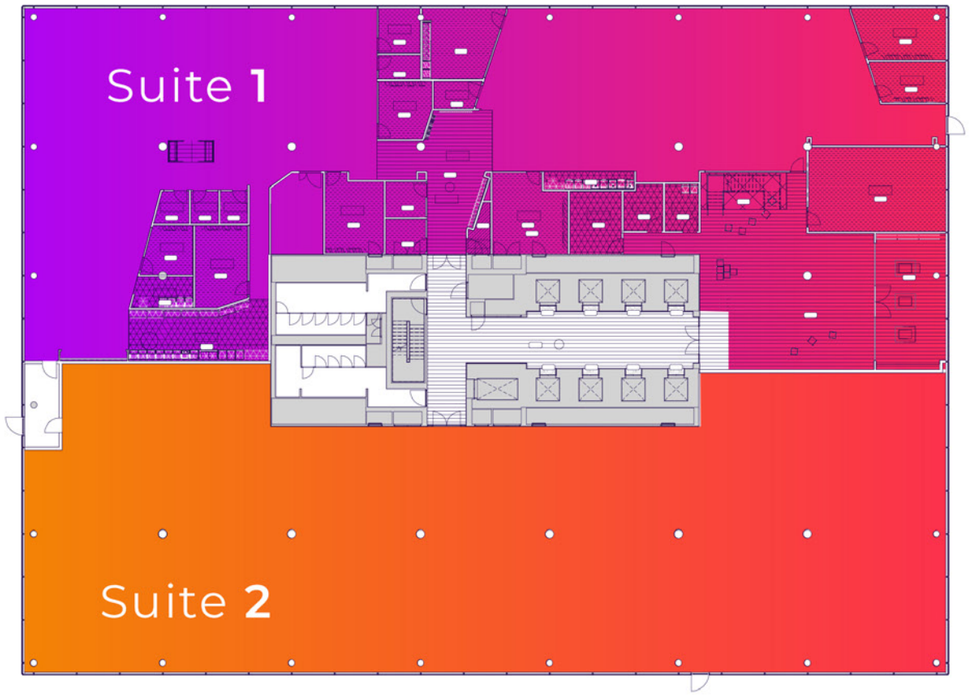
Suite 1	16,089 sq ft
Suite 2	12,000 sq ft
Total*	**28,089 sq ft**

All floor sizes are approximate only.

Flexible sub-division –
The floorplates are versatile and capable of being sub-divided into two independent office suites to suit a variety of spatial requirements.

Fitout – Suite 1 is partially fitted with carpeting, partitioned meeting rooms, and high-quality kitchenettes with associated breakout areas.
Suite 2 is in a standard Cat A condition.

The floor benefits from expansive glazing, a metal-tiled ceiling with LED lighting, 3m ceiling height, and a four-pipe fan coil air conditioning system.



What's Near **Building 7**

UNRIVALLED CONNECTIVITY IN WEST LONDON

Building 7 sits at the heart of Chiswick Park, one of West London's most established business destinations. Occupiers benefit from exceptional access to Central London, Heathrow Airport and the wider South East via a network of Underground, rail and road connections.

The campus is exceptionally well connected for national and international travel. Heathrow Airport is approximately 27 minutes away, while road links via the M4, A4 and North Circular provide convenient access to Central London and the M25.

Building 7 combines campus style amenities with outstanding local, national and international connectivity.

By Air

HEATHROW AIRPORT – 27 MINS

By Road

DIRECT ACCESS TO THE A4/M4 CORRIDOR
EASY CONNECTIONS TO CENTRAL LONDON, HEATHROW AND THE M25

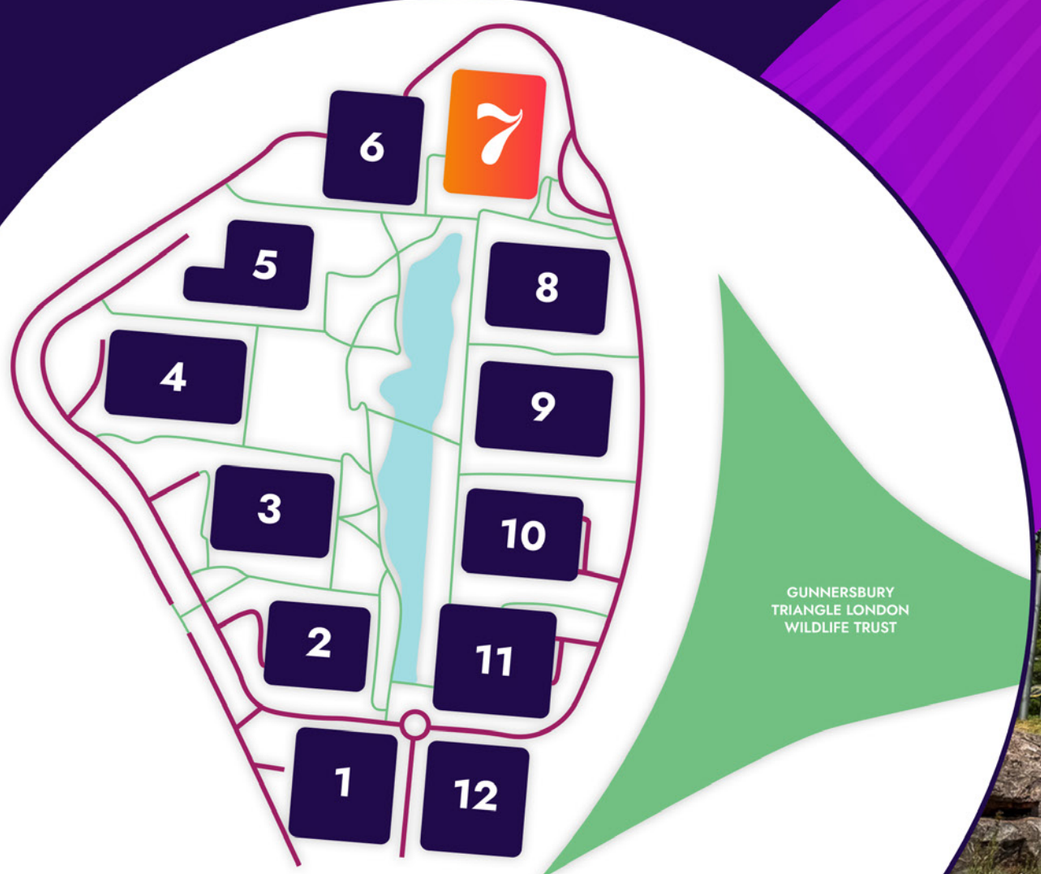


By Train / Underground

CHISWICK PARK STATION – 4 MIN WALK
ACTON TOWN – 2 MINS
EALING BROADWAY (ELIZABETH LINE) – 12 MINS
PADDINGTON – 19 MINS
BOND STREET – 23 MINS
TOTTENHAM COURT ROAD – 24 MINS
FARRINGDON – 27 MINS
LIVERPOOL STREET – 30 MINS
CANARY WHARF – 37 MINS
STRATFORD – 39 MINS

Amenities of **Chiswick Park**

Set within the Chiswick Park campus, Building 7 offers occupiers access to a wide range of on-site amenities. From everyday conveniences including Starbucks, Pret, Kafé 23 and WHSmith, to health and wellbeing facilities such as Virgin Active and the Enjoy-Work business lounge, everything is within easy walking distance. The campus also benefits from a nursery, cycle hub, event spaces and a variety of food and beverage options including Tossed, Gochisou Sushi & Bento and The Union Bar & Grill, creating a dynamic environment where people can work, meet, exercise and socialise throughout the day.



What's inside **CHISWICK PARK**

- STARBUCKS
- KAFE 23
- PRET A MANGER
- VIRGIN ACTIVE GYM
- UNION BAR & GRILL
- TOSSED
- CYCLE HUB
- LITTLE CHERUBS NURSERY
- ENJOY-WORK OFFICE
- WH SMITH
- GOCHISOU SUSHI
- EVENTS PLAZA
- SOURCE FOOD




CHISWICK PARK



SAM LEWIS

SAMUEL.LEWIS@COLLIERS.COM

07880 137332

CONOR WALMSLEY

CONOR.WALMSLEY@COLLIERS.COM

07716 406211

WWW.COLLIERS.COM/CHISWICK-PARK

CHISWICK, LONDON, W4 5YA

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.