

TO LET

SERVICED OFFICE SUITE, REGUS, CHISWICK PARK

1st Floor: 40 desks, c.2,000 sq ft
Assignment or New Lease Direct with the Regus

COREP
AN **NAIUK** COMPANY



SUMMARY

- Serviced Office
- Fully Fitted, Plug & Play
- 40 desks
- Internal Meeting Room
- Access to Breakout Areas
- Prime corner suite overlooking the lake and events square
- LED Lighting
- Suspended Ceilings
- Excellent Natural Light
- c.2,000 sq ft
- Assignment / Direct Lease
- £25,000 pcm incl

Sean Cleaver: 07748 963378

Website: co-rep.com

DESCRIPTION

The fully serviced office benefits from two entrances and consists of 40 desks and an internal meeting room

The suite occupies an enviable corner location, overlooking both the lake and events square, the full height glazing on two elevations providing huge amounts of natural light.

The suite is fully air conditioned through a displacement cooling system and benefits from built in blinds.

Being part of the wider Chiswick Park estate affords guest companies access to all the amenities, events and programmes offered by Enjoy-Work, the on site management team, many of which are put on at no cost for guest companies. These range from discounts with local businesses, to classes in photography, languages, music and more. In addition there is an active event and sport programme throughout the year, helping businesses to hit CSR & ESG objectives simply by being part of the Park community.

SPECIFICATION

- Fully fitted, plug and play space
- Air displacement air conditioning
- Daylight sensing lighting
- Built-in blinds
- Fully serviced
- Staffed reception
- Private meeting room

ON-SITE AMENITIES

- Virgin Active Gym
- Starbucks
- Pret
- Union Bar & Restaurant
- WH Smith
- Meeting pods
- Bookable presentation theatre

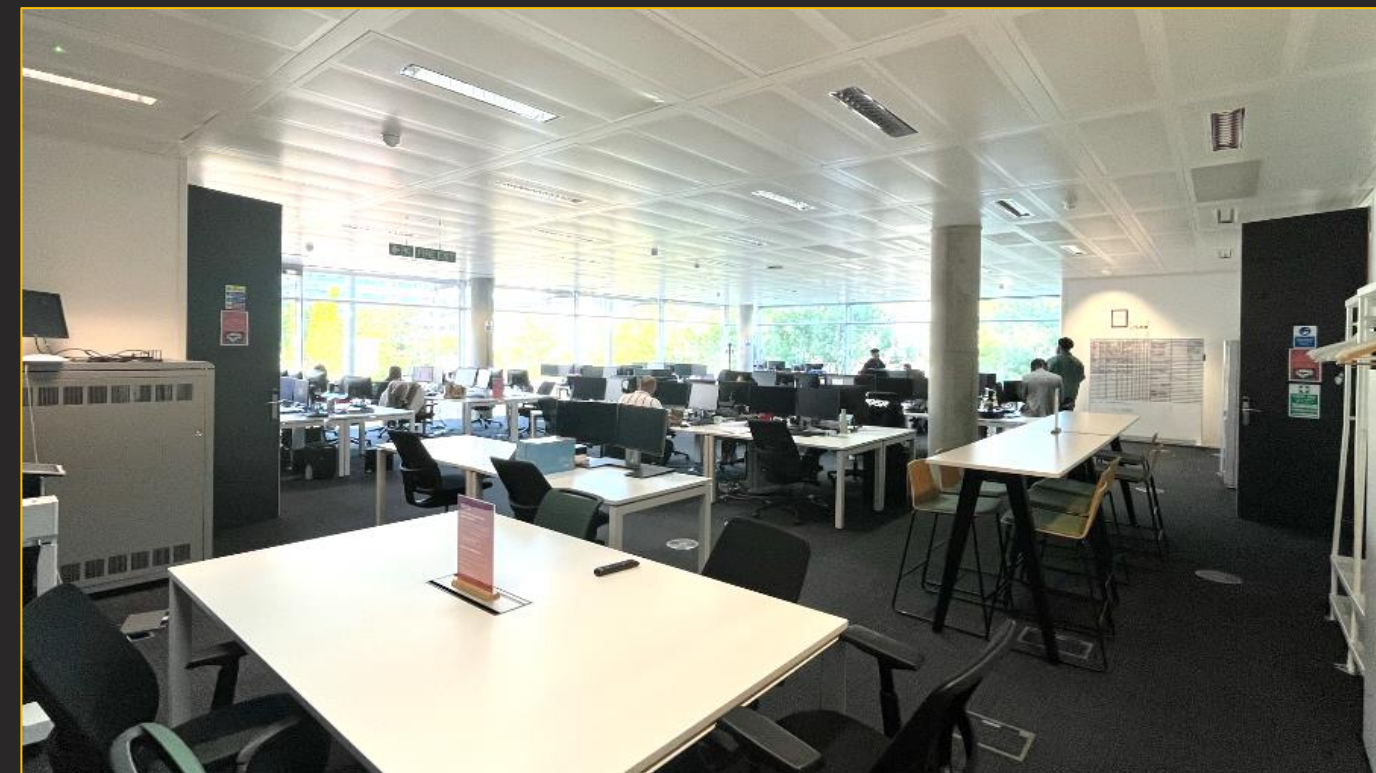


Disclaimer:

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intended purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. January 2023.

SERVICED OFFICE

40 desks, c.2,000 sq ft



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LOCATION

Chiswick Park is well served by public transport with direct access to the following stations;

Gunnersbury - London Overground & District Line (Richmond Branch). Located at the front of the Park. **Richmond** provides connections to National Rail services serving London Waterloo, SW London and the wider SE.

Chiswick Park – District Line (Ealing Broadway branch). 5 minutes walk via a bridge link at the North of the Park

Acton Town – Piccadilly Line & District Line (Ealing Broadway Branch). 10 minute walk from the North of the Park

Kew Bridge – National rail to London Waterloo. 15 minutes from the front of the Park

In addition, Chiswick Park benefits from numerous TFL bus routes that serve Chiswick High Road to the front of the Park and Bollo lane to the rear / North.

A short distance from the front of the Park is Junction 1 of the M4 providing fast access to the motorway network and to Heathrow Airport.

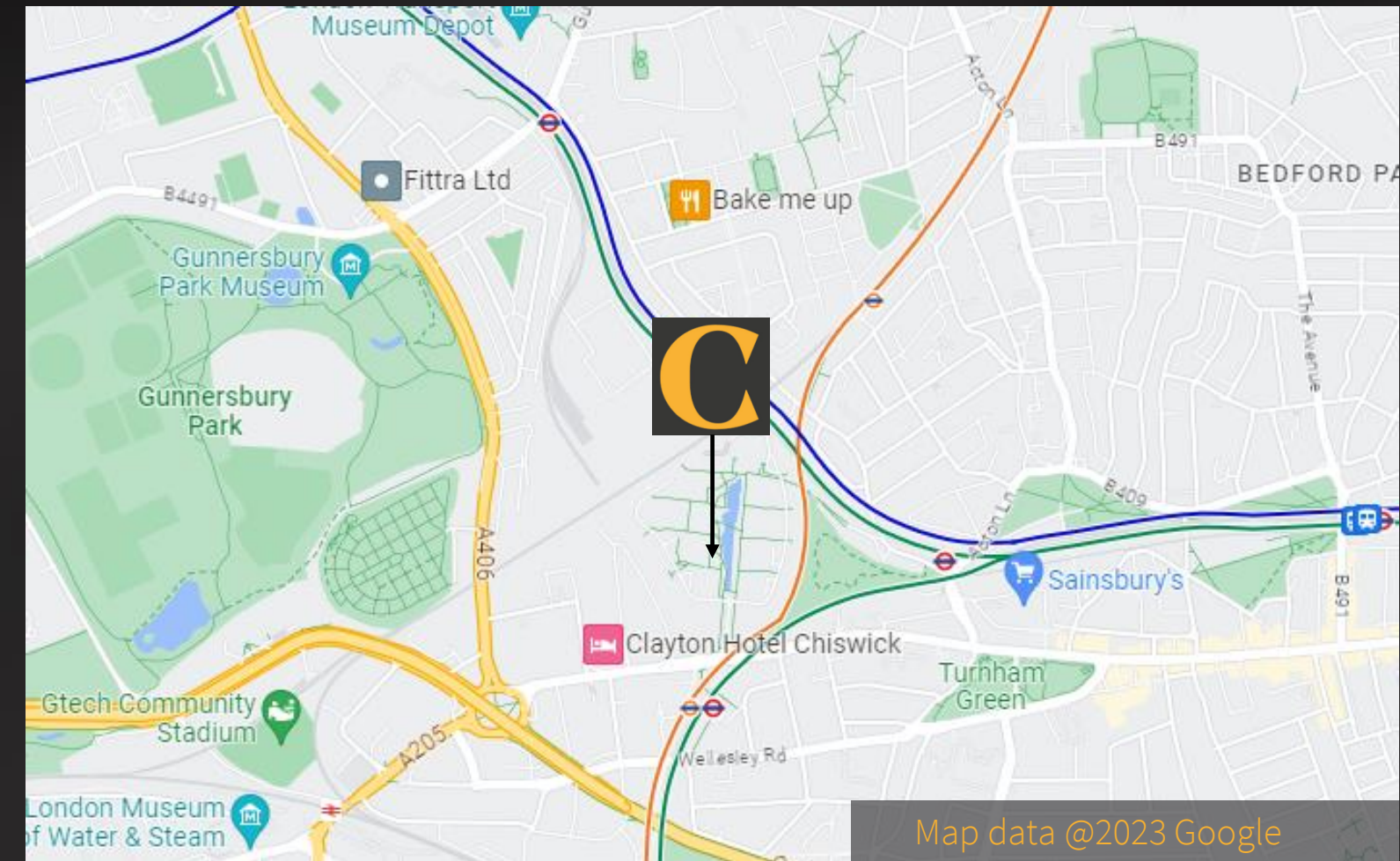
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VIEWINGS – strictly through COREP

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TERMS

An Assignment of the existing Tenant's interest, expiring 31 May 2024 or a new arrangement directly with Regus.

Passing Rent

£25,000 per month

LEGAL COSTS

Each party to bear their own legal cost.