



**THE WORLD OF
CHISWICK PARK
#LONDON W4**

BIG IDEAS

BIG AMBITIONS

BIG IMPACT

CULTIVATE YOUR BRIGHTEST + BOLDEST AT

CHISWICK PARK
#LONDON W4

BIG YOU

BIG SPACE





CHISWICK PARK
IS HOME TO
SOME OF
THE **WORLD'S**
LEADING
COMPANIES.

WE HAVE CREATED A COMMUNITY THAT ARE ENGAGED IN THE BELIEF THAT IF PEOPLE ENJOY WORK, THEY DO **BETTER WORK** - IF THEY DO BETTER WORK, YOU HAVE A **BETTER BUSINESS.**

WE BELIEVE THAT **YOUR BUSINESS** WOULD **THRIVE AT CHISWICK PARK** - IT IS THE PERFECT LOCATION TO RETAIN YOUR TALENT AND ATTRACT NEW TALENT TO YOUR BUSINESS.

WE WOULD WELCOME THE OPPORTUNITY TO LEARN ABOUT THE **AIMS AND OBJECTIVES** OF YOUR BUSINESS AND DISCUSS HOW WE COULD HELP YOU TO **ACHIEVE THEM AT CHISWICK PARK.**

12
BUILDINGS

10,000
GUESTS

28
UK
HEADQUARTERS

CHISWICK PARK IS ENJOY-WORK

33
ACRES

1.8
MILLION SQ. FT

15
EUROPEAN
HEADQUARTERS





BUILDING 5 – WELCOME TO YOUR NEW HOME

All floors at Building 5 benefit from the building's waterside position as well as its proximity to the plaza and retail offering. The building enjoys access to showers, car and bicycle parking as well as full height glazing ensuring all floors have maximum natural light.

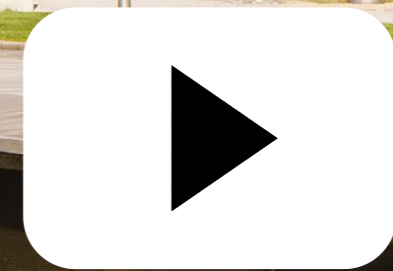
IN EXTRAORDINARY
COMPANY

BECOME PART OF
AN AMAZING
SUCCESS STORY



NEXT-GENERATION WORKSPACE FOR YOUR BUSINESS

Enjoy-Work are committed to constantly evolving sustainable and responsible workspace for all our guests



WATCH

OUR ESG STORY

PIONEERING AND PERFECTING ENVIRONMENTAL WORKSPACE

ESG



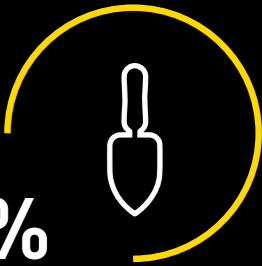
10,000
NEW PLANTS
INTRODUCED TO THE SITE
IN THE LAST 5 YEARS



100%
GREEN WASTE RECYCLED
EACH YEAR



ELECTRIC
CAR CHARGING POINTS




100%
CARBON NEUTRAL
LANDSCAPING
EQUIPMENT



100%
OF ENERGY
SOURCED FROM
RENEWABLE
ENERGY SUPPLIERS



1,071
TREES SAVED
THROUGH
RECYCLING
PER ANUM



HOME
TO 120,000 BEES
PRODUCING 20KG OF
ON-SITE HONEY PER YEAR



18 TONNES
OF WASTE BROKEN DOWN
PER ANNUM VIA
ON-SITE WORMERY

PIONEERING AND PERFECTING ENVIRONMENTAL WORKSPACE

ESG



ENHANCED

BIODIVERSITY WITH 20 BIRD BOXES, 5 BAT BOXES, A DUCK HOUSE AND POND



DEDICATED

CYCLEHUB FACILITIES ALONGSIDE 52 BIKES AND 22 BROMPTON BIKES TO HIRE



INVESTMENT

OF OVER £2.6 MILLION IN PROJECTS THAT IMPROVE ENVIRONMENTAL PERFORMANCE



15+ AWARDS

FOR COMMITMENT TO THE ENVIRONMENT



60%

REDUCTION IN CARBON FOOTPRINT IN 2019

CARING FOR AND COMMITTING TO OUR **COMMUNITY**

ESG

24/7

SECURITY AND ASSISTANCE



ACTIVE

SUPPORTERS OF LOCAL AND INTERNATIONAL CHARITIES



PARK

MANAGEMENT AND MAINTENANCE TEAMS



ONGOING

PARTNERSHIPS WITH LOCAL SCHOOLS



DEDICATED

BUILDING MANAGEMENT



ONECARD

PROGRAMME OFFERING EXCLUSIVE PROMOTIONS FROM LOCAL BUSINESSES



YEAR-ROUND

WORKSHOPS, EVENTS, CLUBS AND SPORTS TEAMS



DEDICATED

SPEAKER EVENTS PROGRAMME WITH WORLD-CLASS TALENT



145

PERSON STRONG ENJOY-WORK TEAM

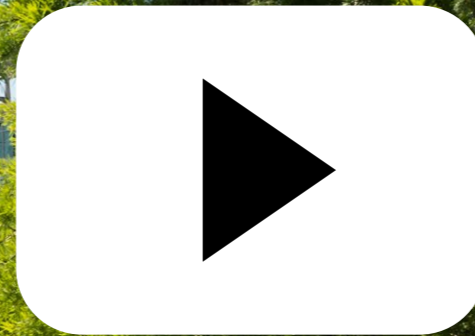




L

WATCH

ENJOY-WORK



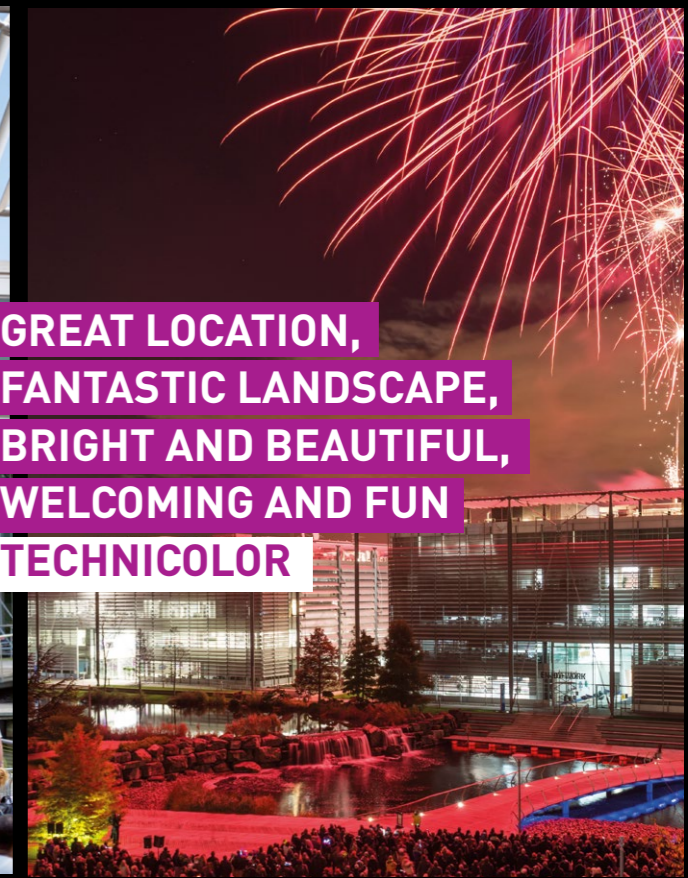
CHISWICK PARK #ENJOY-WORK

AS A GUEST AT **CHISWICK PARK**, YOU WILL **BENEFIT** FROM THE **ENJOY-WORK TEAM** WHO ORGANISE A **WIDE RANGE OF ACTIVITIES** THAT **ENTERTAIN, STIMULATE AND ENGAGE** YOUR STAFF:

- Regular events throughout the year including a **music festival, famous speakers, London's longest zip line and world food markets**
- A focus on employee well-being including dedicated **well-being events**
- **Inter-company sports leagues** including running, cycling, football, netball, basketball and volleyball
- Organised **courses** covering technical and creative skills including painting, photography, music and languages
- Comprehensive **personal development programmes** certified by the University of West London
- On-site **concierge** service



**GREAT LOCATION,
FANTASTIC LANDSCAPE,
BRIGHT AND BEAUTIFUL,
WELCOMING AND FUN
TECHNICOLOR**



**THERE'S BALANCE HERE
BETWEEN LIFESTYLE, WORK,
HOME AND THE ENVIRONMENT
DISCOVERY**



PARK-WIDE AMENITIES

starbucks_chiswickpark



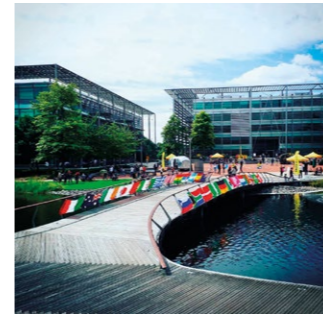
♥ 435 Likes
 Andrea! He won the West London District Barista Championship...

innagir13



♥ 676 Likes
 Delicious burger for lunch today from @eatthefarm just sooo tasty!

marcarittas



♥ 853 Likes
 marcarittas Some Friday Fun!

BahnMi



♥ 512 Likes
 Banh Mi? Banh you.

bradleysimmonds



♥ 485 Likes
 STRETCH AND ROLL Something we neglect far too often.

CP_EW



♥ 559 Likes
 Basking in Chiswick Park's glorious sunshine

rene_monique_xx



♥ 427 Likes
 I love prawns @gochisou #bento #ilovebento #katsu #gochisou

mootbar



♥ 593 Likes
 mootbar Come and meet Jaime, our lovely new Canadian barista!

streetdots



♥ 373 Likes
 G'day! It's risotto ball time from @arancinibrothers

wolfstreetfood



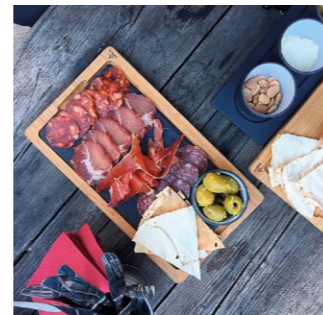
♥ 590 Likes
 wolfstreetfood Our Porchetta ham is not one to be missed.

chiswickpark



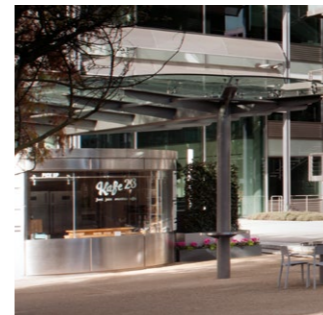
♥ 776 Likes
 Front flip!

mattzard



♥ 437 Likes
 mattzard Dinner outside

Kafe 23



♥ 632 Likes
 Morning Coffee anyone?

Patsnap



♥ 389 Likes
 Patsnap Throwback "it's a knock out" organised by the fab @chiswickpark team!

chiswickpark

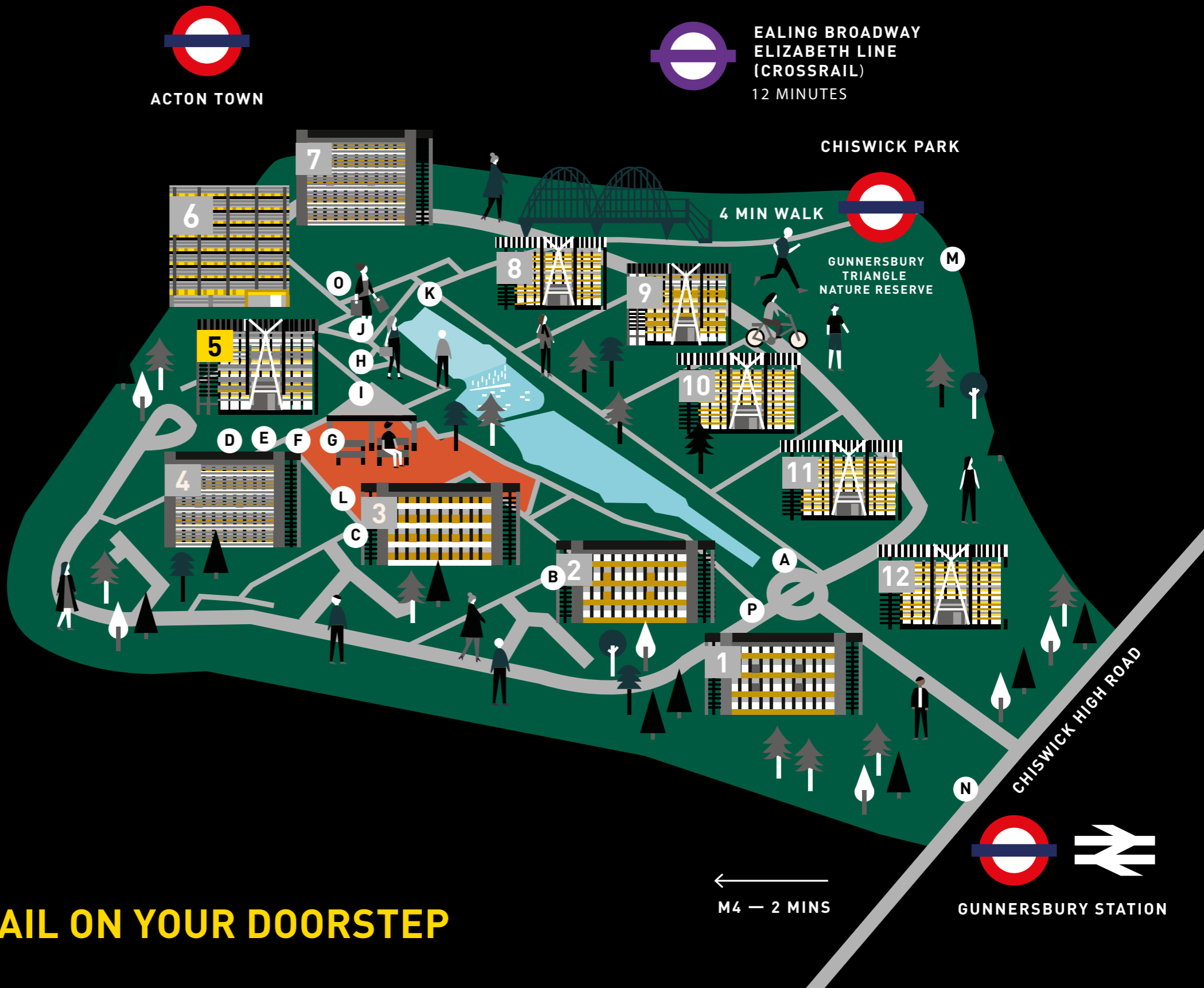


♥ 805 Likes
 Every Thursday we offer Facial Rejuvenation & Reflexology onsite #FastTrackToBliss #booknow

THE CAMPUS

ON-SITE AMENITIES

- A** Starbucks Coffee
- B** Enjoy-Work Office
- C** Virgin Active Health Club
- D** WHSmith
- E** Go Chisou
- F** WOLF
- G** Source Food
- H** Starbucks Coffee
- I** The Union Bar & Grill
- J** ATM Machine
- K** Kafe 23
- L** Events Plaza
- M** Little Cherubs Nursery
- N** Bus Stop
- O** Meeting Tee Pee
- P** Cycle Hub

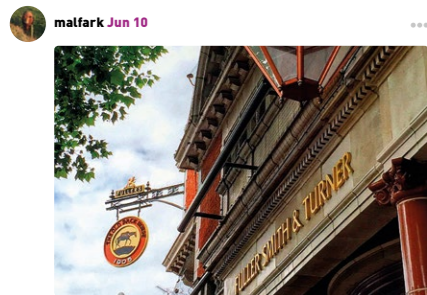


45,000 SQ FT OF RETAIL ON YOUR DOORSTEP

← M4 — 2 MINS

 
GUNNERSBURY STATION

EXCEPTIONAL AMENITIES ON YOUR DOORSTEP



malfark Jun 10

malfark The Old Pack Horse (1905), Chiswick High Road, London. Lunch time



ofaragher Jul 21

ofaragher Picking up my new suit!



Pete123 Sep 19

pete123 smokehousechiswick Smokehouse bar #smokehousechiswick #booze #welovebooze #bar



gigitheabouttown Jun 5

gigitheabouttown How do you take your morning coffee?



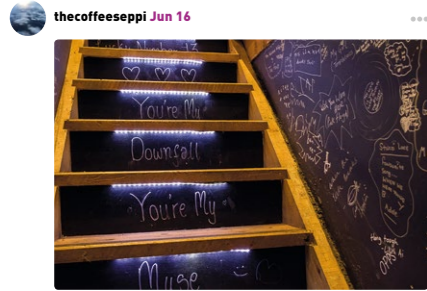
claresid1235 Sep 28

claresid1235 mmmm so much to choose #veganlife



w4explorer Jun 17

w4explorer Morning walks...



thecoffeseppi Jun 16

thecoffeseppi Rhythm & Brews blackboard stairs



zebedee1901 Aug 14

zebedee1901 A musical museum



Coffeclub Sep 16

coffeclub Coffee gets us going #mondayisthebestday



dadakdadak Jul 6

dadakdadak The best bookstore in London!



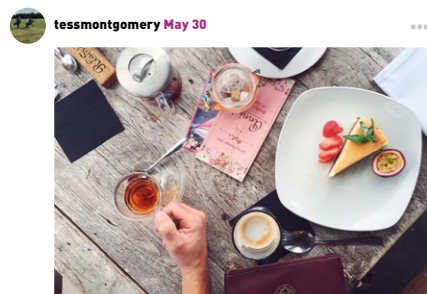
oly_roe Sep 28

oly_roe Chiswick... where giant dogs live



bertrumturner1987 Feb 16

bertrumturner1987 G&T anyone?



tessmontgomery May 30

tessmontgomery passionfruit



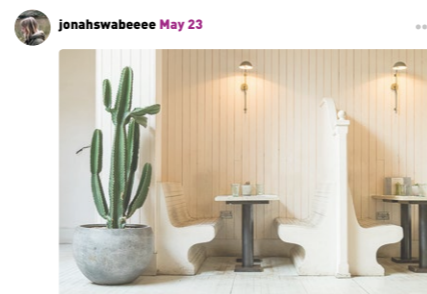
jane_hadden Mar 18

jane_hadden When your Sunday lunchin' spot is more inspiring than a Pinterest mood board! #sundayvibes #sundaylunch #interiors #interiordesign #pubsoftondon #designinspiration



Mscott Jul 20

Mscott thebollohouse The Bollo House



jonahswabeeee May 23

jonahswabeeee Cactus me if you can.



lordsamwise Sep 25

lordsamwise Love Chiswick High Street #Chiswick #highstreet #autumnscoming #Love



zoe34556 Jul 10

zoe34556 Cowshed then bed!



pocahontas4343 Jul 20

pocahontas4343 Sundays walking around Chiswick House



protractorsquire Jul 20

protractorsquire The best deli in town #hackandveldt



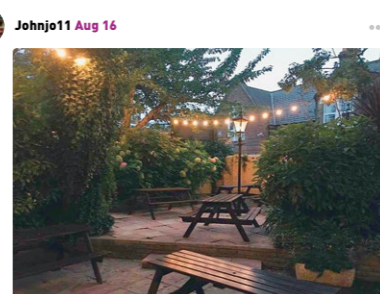
what_shweta_saw Jul 20

what_shweta_saw Always time for gin



hamhamyam Jun 19

hamhamyam Turnham Green in the morning. Fabulous #green



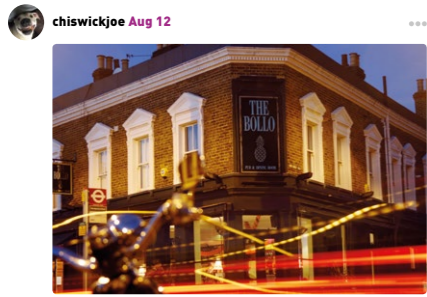
Johnjo11 Aug 16

Johnjo11 garden evening vibes



zeke2424 Jul 29

what_shweta_saw mmmm my fave lunch spot!



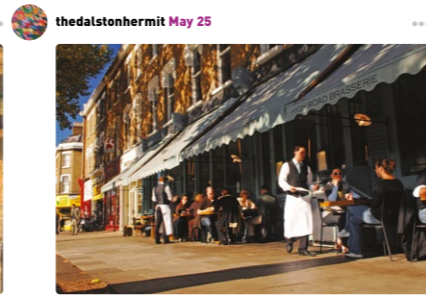
chiswickjoe Aug 12

chiswickjoe A twilight tittle...



jesseneran Jul 12

jesseneran Cocktails, cocktails and more cocktails



thedalstonhermit May 25

thedalstonhermit Lunch al fresco style #glorious



pubaficianado22 Jun 1

pubaficianado22 not bad, not bad at all.



alwayshungry Sep 18

alwayshungry hmm breakfast, lunch or dinner...



rachelpottermore Jul 20

rachelpottermore I can't live without almond croissants!



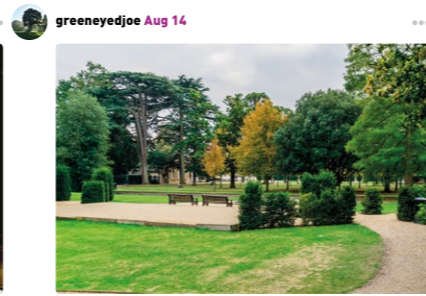
tastinginprogress Jun 2

tastinginprogress tasting in progress



thevintagejess Sep 25

thevintagejess The coolest vintage shop in London



greeneyedjoe Aug 14

greeneyedjoe Just your standard commute to work...



Roesworld Jul 17



carlitoscray sep 16

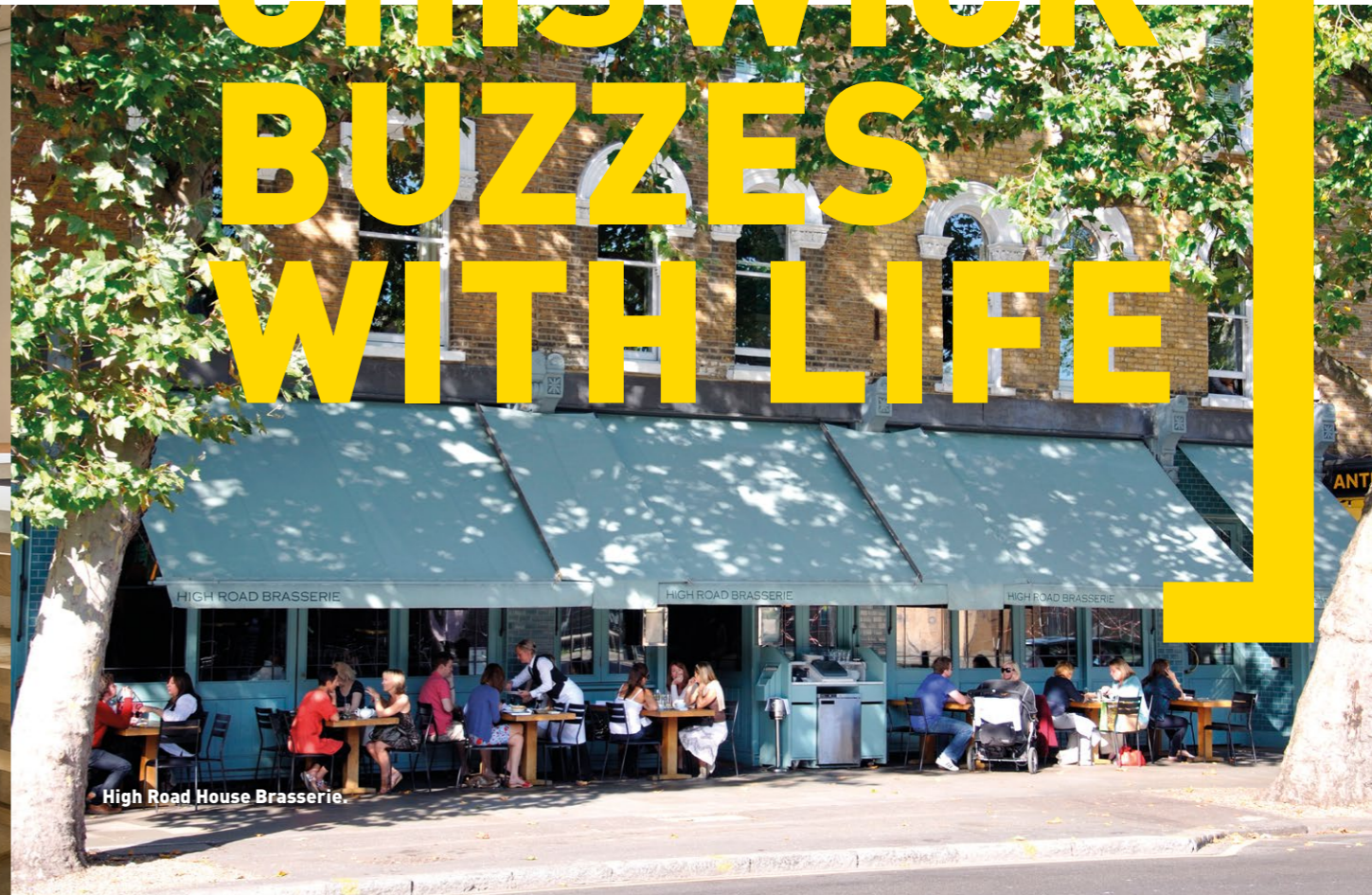


gowerpower Oct 7

TODAY'S CHISWICK BUZZES WITH LIFE



No197 Chiswick Fire Station.



High Road House Brasserie

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 |

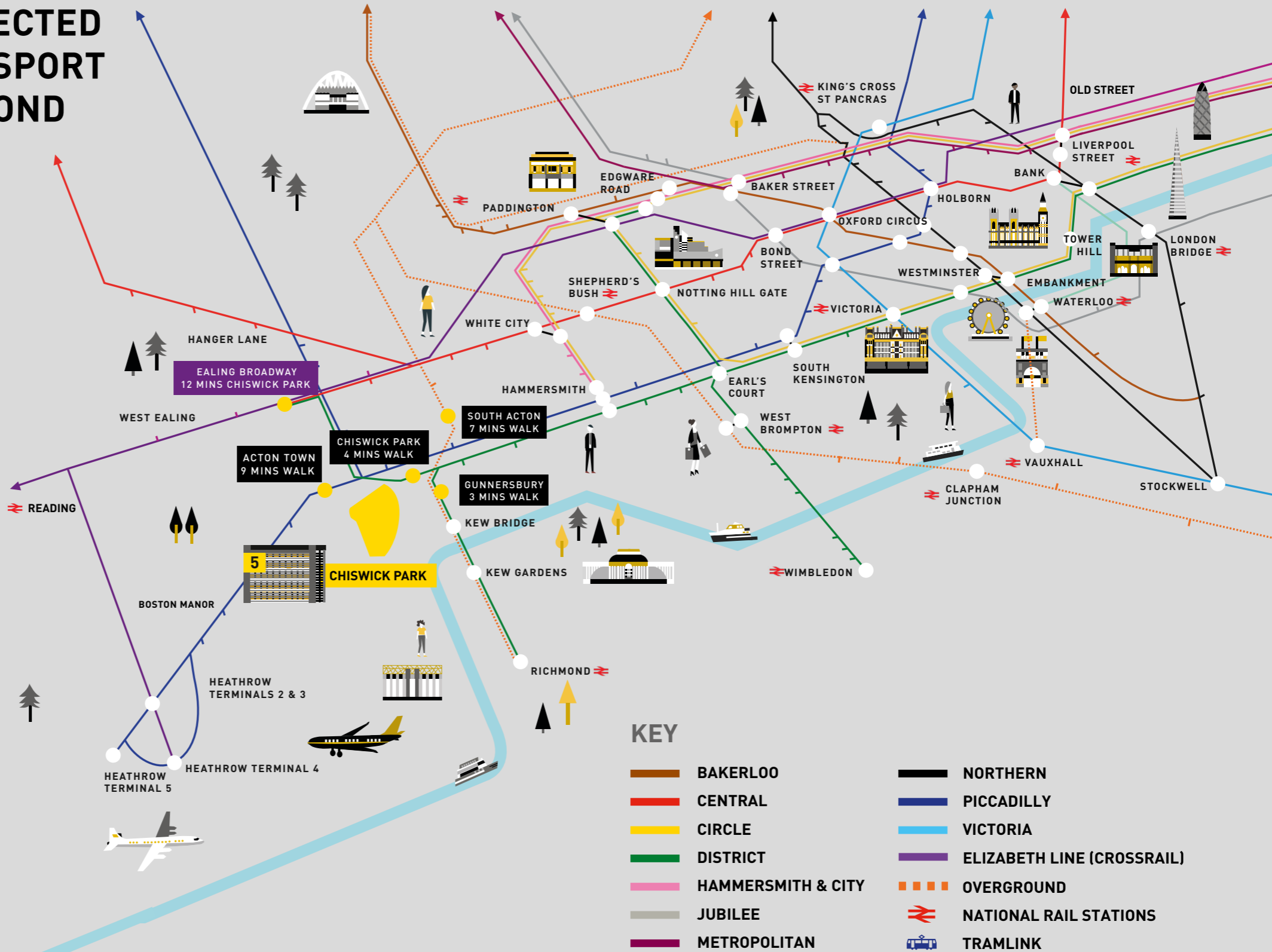
PRINCIPAL INTERNATIONAL AIRPORTS

| | |
|-----------------|------------|
| 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 mins from Chiswick Park via Chiswick Park Station

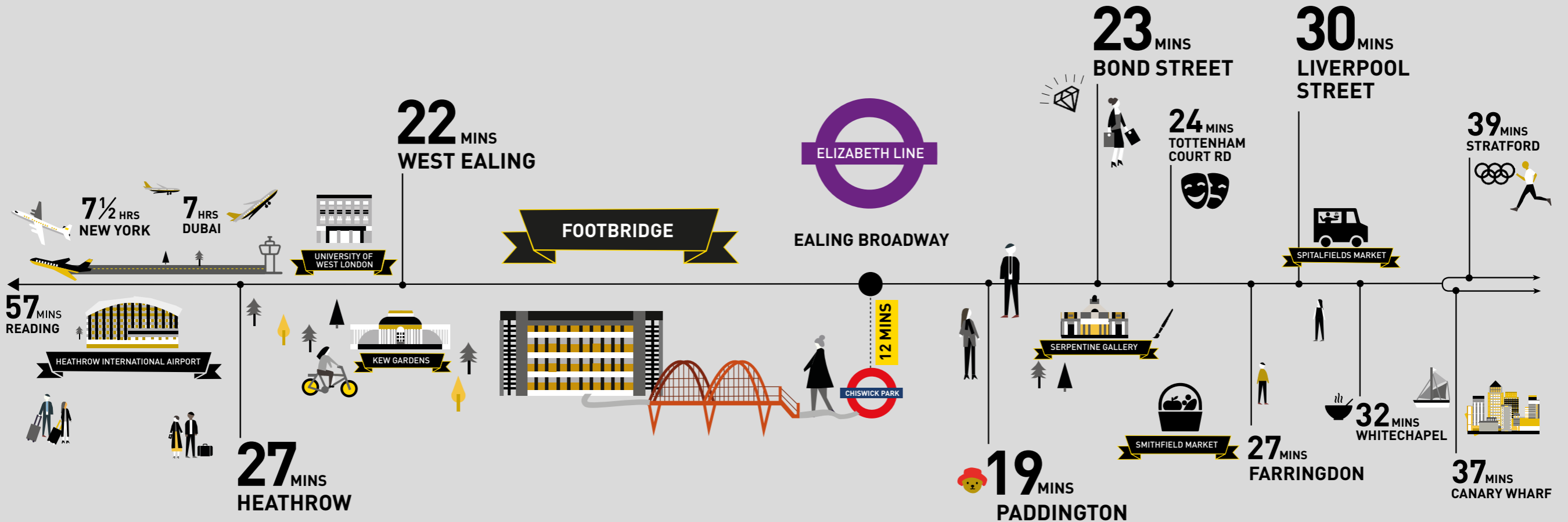
| | |
|----------------------|------------|
| Paddington | 7 minutes |
| Tottenham Court Road | 12 minutes |
| Liverpool Street | 18 minutes |
| Canary Wharf | 25 minutes |
| Reading | 41 minutes |



KEY

- BAKERLOO
- CENTRAL
- CIRCLE
- DISTRICT
- HAMMERSMITH & CITY
- JUBILEE
- METROPOLITAN
- NORTHERN
- PICCADILLY
- VICTORIA
- ELIZABETH LINE (CROSSRAIL)
- OVERGROUND
- NATIONAL RAIL STATIONS
- TRAMLINK

ELIZABETH LINE



TRAVEL TIMES ARE DOOR-TO-DOOR
TO CHISWICK PARK

ELIZABETH LINE OPEN NOW

All travel times obtained from TFL, assuming a 12 minute
travel time to Ealing Broadway from Chiswick Park



INVITING AND
DYNAMIC NEW
RECEPTION



**A HIGHLY FLEXIBLE
SPACE TO SUIT
YOUR NEEDS**





BUILDING 5

G

FLOOR SPLIT

10,565 SQ FT

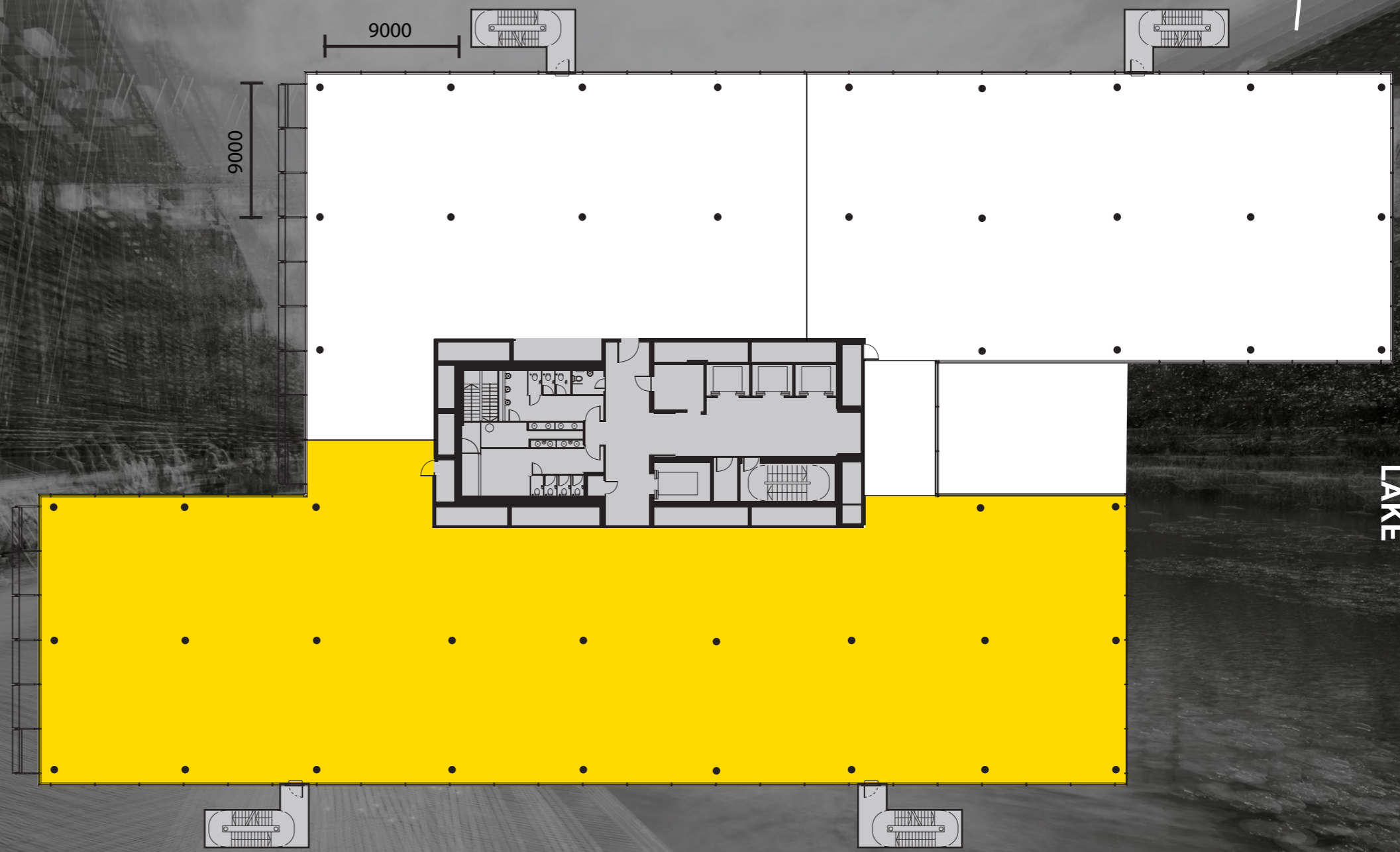




BUILDING 5

1ST
FLOOR

15,228 SQ FT



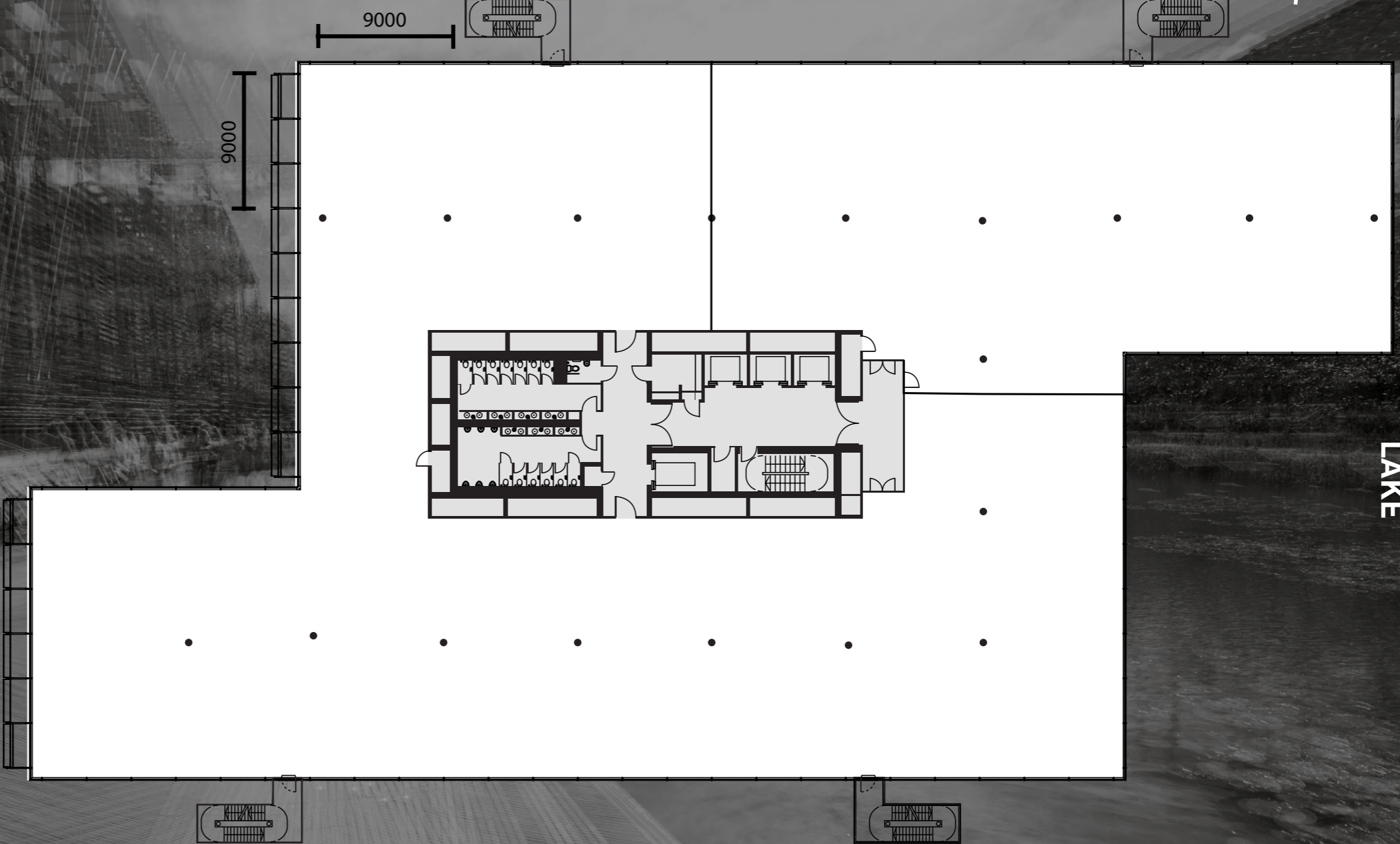
LAKE



BUILDING 5

2ND
FLOOR

31,656 SQ FT



LAKE



BUILDING 5

3RD
FLOOR

31,656 SQ FT



STANDARD BUILDING SPECIFICATIONS



FLOOR TO CEILING HEIGHT



RAISED FLOOR VOID



HIGHLY FLEXIBLE FLOORPLATES



AIR DISPLACEMENT A/C



1:10 SQM OCCUPATION DENSITY



ON-SITE CONCIERGE AND 24 HOURS SECURITY



3 X 16 PERSON PASSENGER LIFTS



ACTIVE SCORE GOLD

CHISWICK PARK
#ENJOY-WORK

YEAR ROUND CALENDAR OF EVENTS



SHOWERS AND CHANGING FACILITIES



ENERGY EFFICIENT LED LIGHTING



AWARD WINNING ON-SITE MANAGEMENT TEAM



CAR PARKING: 1,600 SPACES ON-SITE



EPC RATING B4 - C



WIRED SCORE CERTIFIED GOLD

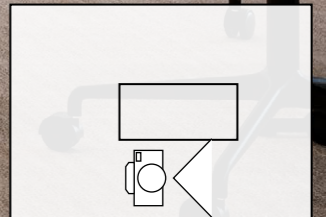
An indicative fit-out view

A wide-angle photograph of a modern office interior. The space is bright and airy, featuring a high ceiling with exposed wooden beams and recessed linear lighting. Large windows on the right side offer a view of lush greenery. The office is furnished with light-colored wooden desks and white A-frame legs. Several people are engaged in work: one man sits at a desk in the foreground, two women stand and talk in the middle ground, and others are seated at desks with computers. A central area has a light-colored floor with circular vents. To the right, there's a meeting area with a round table, black wire chairs, and a man sitting at a desk. A colorful geometric rug is on the floor. The overall aesthetic is clean, functional, and collaborative.

**YOUR SPACE
YOUR FIT-OUT**

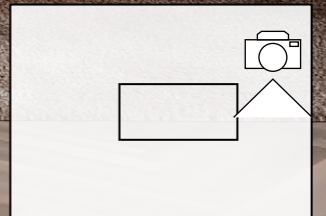


An indicative fit-out CGI - Corporate



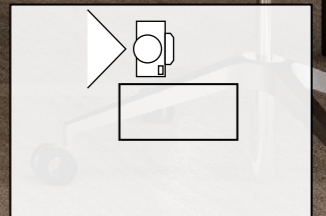


An indicative fit-out CGI - Corporate



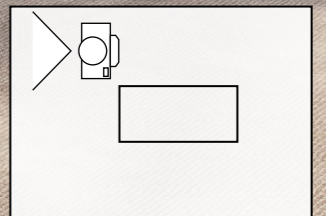


An indicative fit-out CGI - Corporate



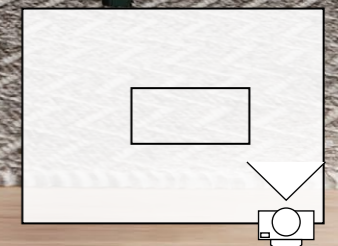


An indicative fit-out CGI - Creative





An indicative fit-out CGI - Creative





THE CHISWICK PARK TEAM ARE GREAT,
AND HAVE BEEN KEEPING US SAFE
SINCE RETURNING TO WORK.'

FOXTONS

COMPARED TO OTHER WORKPLACES,
ENJOY-WORK REALLY THINKS ABOUT
ITS TENANTS — I HAVE NEVER SEEN
ANYTHING LIKE IT BEFORE AND FEEL
PRIVILEGED TO BE A PART OF IT.

TECHNICOLOR

GREAT PLACE TO WORK.
THE PARK SUPPORTS YOUR
WELLBEING, ENABLES YOU
TO LEARN AND KEEP
ACTIVE WHILST AT WORK.

DANONE

LOVELY WORKING ENVIRONMENT,
NATURALLY LIT BUILDINGS, GREAT
OUTSIDE AREA TO CHILL OUT, EVENTS
TO KEEP US BUSY, CARE FOR THE
ENVIRONMENT AND SUSTAINABILITY.

STARBUCKS

B BIG

B BOLD

B BRAVE

B BRIGHT

B BRILLIANT

B BEAUTIFUL

B @ CHISWICK PARK

CHISWICK PARK #LONDON W4



HENRY HARRISON

T: 020 7152 5403
M: 07785 222 430
E: henry.harrison@eur.cushwake.com

JAMES GOODWIN

T: 020 7152 5016
M: 07717 652 803
E: james.goodwin@cushwake.com

RICHARD HOWARD

T: 020 7152 5497
M: 07764 810 217
E: richard.howard@cushwake.com

CELIA GORE

T: 020 3296 2147
M: 07788 203 484
E: Celia.Gore@cushwake.com

MARIANNE THOMAS

T: 020 7152 5467
M: 07771 513 118
E: marianne.thomas@cushwake.com



EMMA GOODFORD

T: 020 7861 1144
M: 07831 581 258
E: emma.goodford@knightfrank.com

WILLIAM FOSTER

T: 020 7861 1191
M: 07748 985 951
E: william.foster@knightfrank.com

JACK RILEY

T: 020 7861 5375
M: 07867 002 484
E: jack.riley@knightfrank.com

FRANCESCA SKINNER

T: 020 3967 7095
M: 07866 191 140
E: francesca.skinner@knightfrank.com

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 2022.