

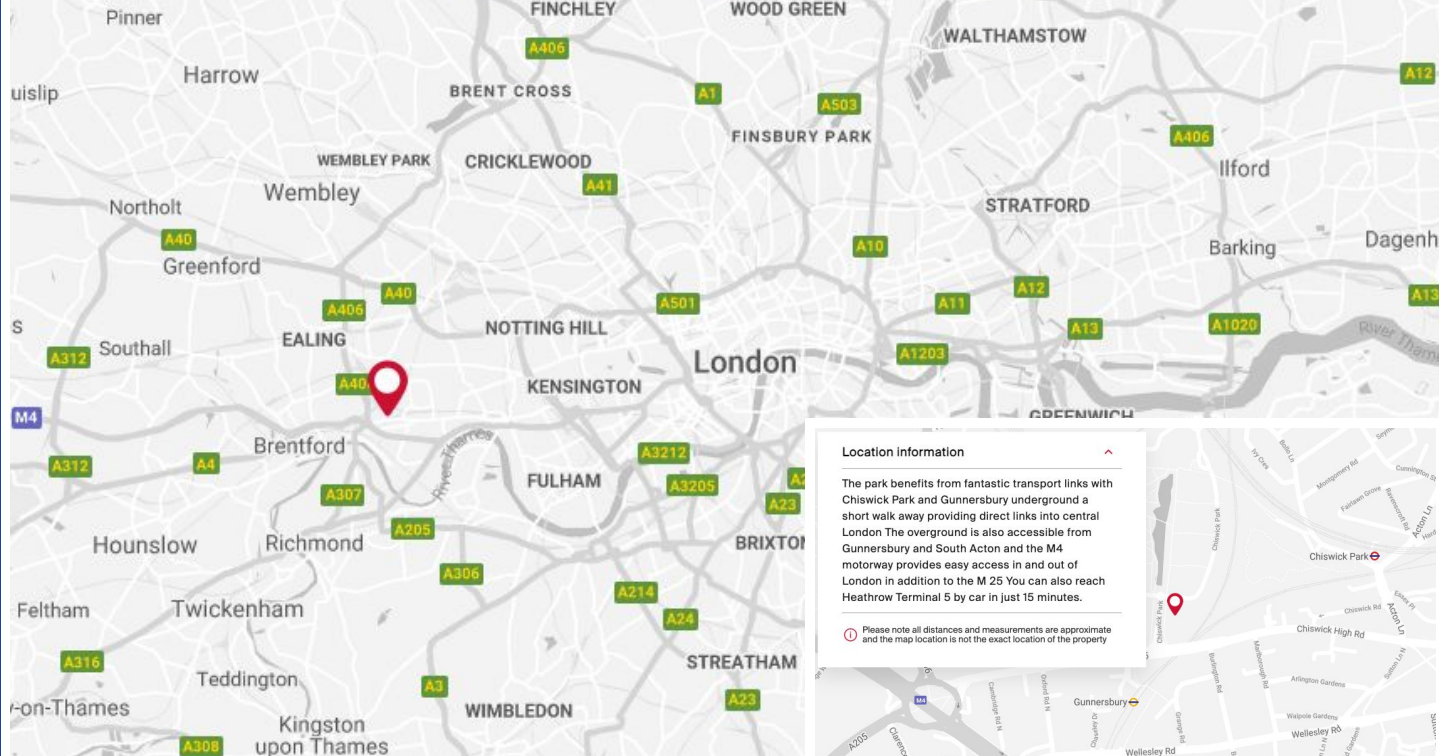


Building 20, Chiswick Park, London W4



EXECUTIVE SUMMARY

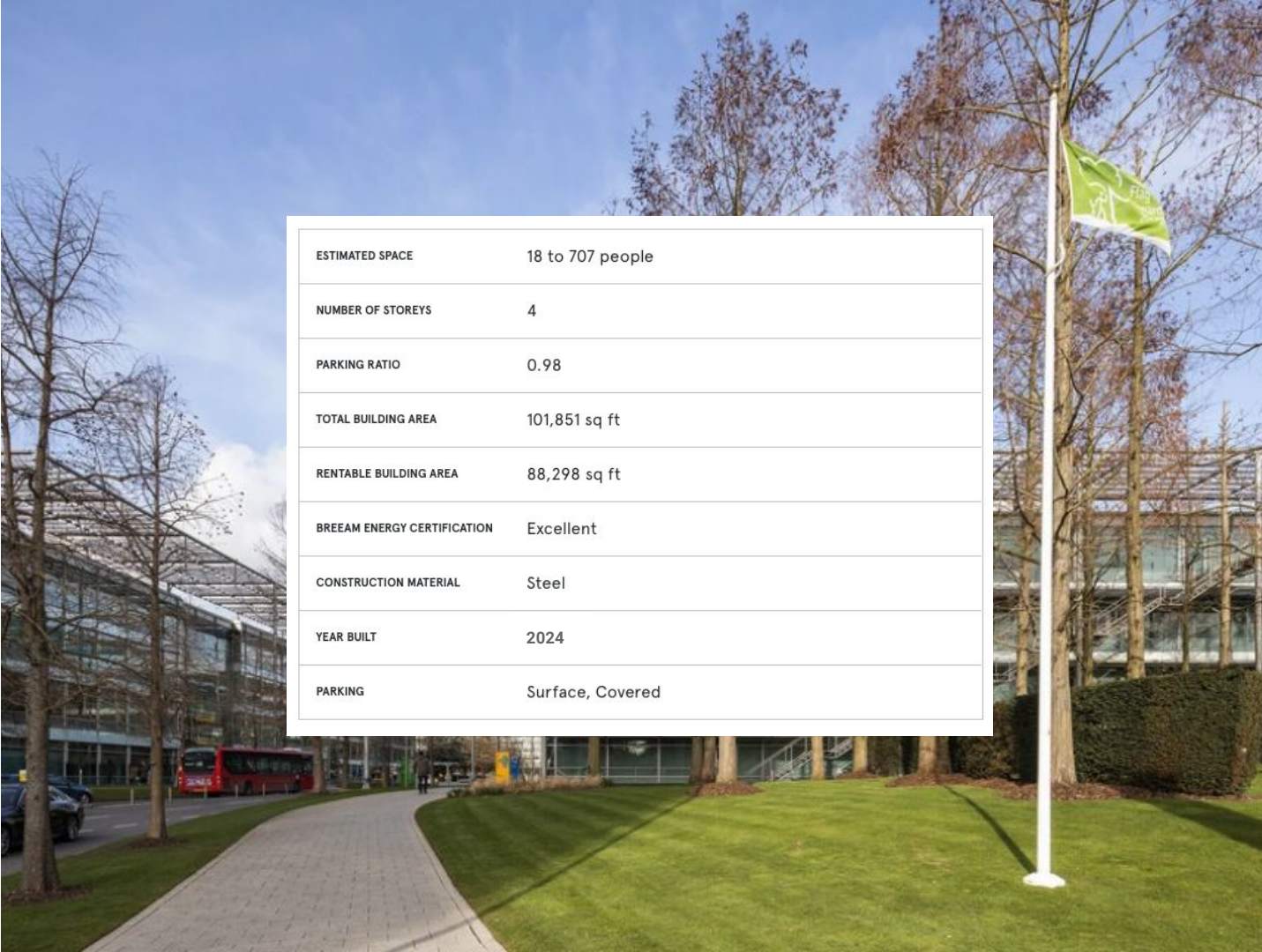
- Newly built, fully occupied office investment opportunity in **Chiswick Park, London**.
- The office comprises **101,851 sq ft** of gross internal area.
- Part of the prestigious and popular Chiswick Park development, with tenant amenities including **gyms, restaurants, retail**.
- Approximately 0.15 miles from **Gunnersbury Tube Station (District Line)** and 0.6 miles from **Kew Bridge Train Station**. 15 minutes taxi from **Heathrow Terminal 5**.
- The property is subject to a **15 year FRI lease to Deep Mind Europe Limited**, a wholly owned subsidiary of Google, with 15 years unexpired.
- For sale **999 year leasehold** investment opportunity with approximately 999 years unexpired.



Chiswick Park is a unique business park located in the heart of west London and home to a number of well known global companies that have their HQ's here including Otis, Intelstat, Discovery, JMJ Associates, Swarovski, Starbucks and Halliburton.

The park has an extensive food and beverage offering along with 35 acres of beautiful landscaped gardens.

The park benefits from fantastic transport links with Chiswick Park and Gunnersbury underground a short walk away providing direct links into central London. The overground is also accessible from Gunnersbury and South Acton and the M4 motorway provides easy access in and out of London in addition to the M25. You can also reach Heathrow Terminal 5 by car in just 15 minutes.



ESTIMATED SPACE	18 to 707 people
NUMBER OF STOREYS	4
PARKING RATIO	0.98
TOTAL BUILDING AREA	101,851 sq ft
RENTABLE BUILDING AREA	88,298 sq ft
BREEAM ENERGY CERTIFICATION	Excellent
CONSTRUCTION MATERIAL	Steel
YEAR BUILT	2024
PARKING	Surface, Covered

THE PROPERTY

- 4-storey office investment, built in **2024**.
- **Total GIA of 101,851 sqft, NIA of 88,298 sqft.**
- Accommodation includes:
 - 3m floor to ceiling height
 - Air conditioning
 - Full height glazing
 - 3 x 16 passenger lifts
 - Undercroft bicycle racks
 - Showers and changing facilities
 - On site concierge and 24 hours security
 - On site virgin active gym
 - Wired Score Certified Gold

RENTAL INFORMATION

- Fully let to Deep Mind Europe Limited, a wholly owned subsidiary of Google.
- 15 year FRI lease with 15 years unexpired.
- Contracted rent of £55 psqft pa.
- Rent reviews every 5 years, upwards and downwards reversion potential.
- The rent is indexed annually to the Consumer Price Index.
- Break clauses at 5 and 10 years for both landlord and tenant.

TENANT INFORMATION

Description	Size (NIA sqft)	Tenant	Start Date	Lease Term (Years)	Passing Rent (£ psqft pa)	Total Rent (£ pa)
3rd Floor	22,641	Deep Mind Europe Ltd	1/1/2025	15	£55.0	£1,245,228
2nd Floor	22,641	Deep Mind Europe Ltd	1/1/2025	15	£55.0	£1,245,228
1st Floor	22,641	Deep Mind Europe Ltd	1/1/2025	15	£55.0	£1,245,228
Grd Floor	20,376	Deep Mind Europe Ltd	1/1/2025	15	£55.0	£1,120,705
Total	88,298					£4,856,390

All measurements have been taken using RICS guidelines, but are not to be relied upon. The purchaser must carry out their own measured survey.

KEY LEASE TERMS

- Fully Repairing & Insuring lease
- No rent free period
- Tenant to pay service charge and estate charges
- 5 yearly rent reviews (upwards and downwards)
 - Indexed to CPI annually
- Break clause for both parties at 5 and 10 years

SERVICE CHARGES & RATES

Service Charges	Estimated Business Rates	Estate Charge
£9.36 per sq ft	£18.50 per sqft	£2.34 per sqft

TENURE

The property is offered for sale with a 999 leasehold interest and subject to a 15 year FRI lease to Deep Mind Europe Limited.

METHOD OF SALE

The property will be sold by way of informal tender (unless sold prior). Offers are sought for the freehold interest on a wholly unconditional basis.

DATA ROOM

Email the agent for access to the sellers dataroom

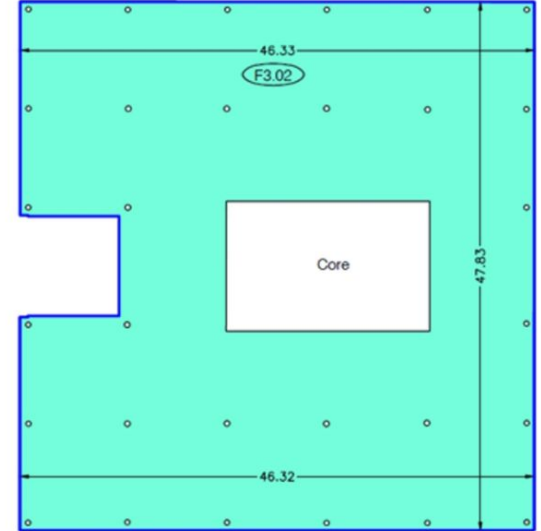


VIEWINGS

Internal viewings of the property are strictly by appointment only. Please contact the sales agent for access.

VAT

This property is not elected for VAT.



*Example Floorplan
Same across all floors*