





HELLO

Vantage London is a striking 12-storey headquarters building, offering 117,000 sq ft of newly-refurbished Grade A office space. Complete with a stylish new café, fully-equipped gym and dedicated access to Gunnersbury Park, Vantage London offers excellent amenity for any occupier.

Strategically located at the edge of the M4 gateway, Vantage London provides unrivalled prominence and is just one of the reasons it has already attracted some world-class companies.



VANTAGE
LONDON

VANTAGE
LONDON

VANTAGE
LONDON

CYCLE LANE
LOOK LEFT



CAFFE
KIX


VANTAGE LONDON

00	AVAILABLE - 4,001 SQ FT CIVENWORLD GROUP PLC
01	AS AGREEMENT
02	AVAILABLE - 10,000 SQ FT
03	AVAILABLE - 8,000 SQ FT
04	AVAILABLE - 4,000 SQ FT AVAILABLE - 2,000 SQ FT
05	AVAILABLE - 8,000 SQ FT
06	AVAILABLE - 8,000 SQ FT
07	AVAILABLE - 8,000 SQ FT
08	AVAILABLE - 1,000 SQ FT CIVENWORLD GROUP PLC
09	CIVENWORLD GROUP PLC
10	AS AGREEMENT
11	AVAILABLE - 4,000 SQ FT AS AGREEMENT

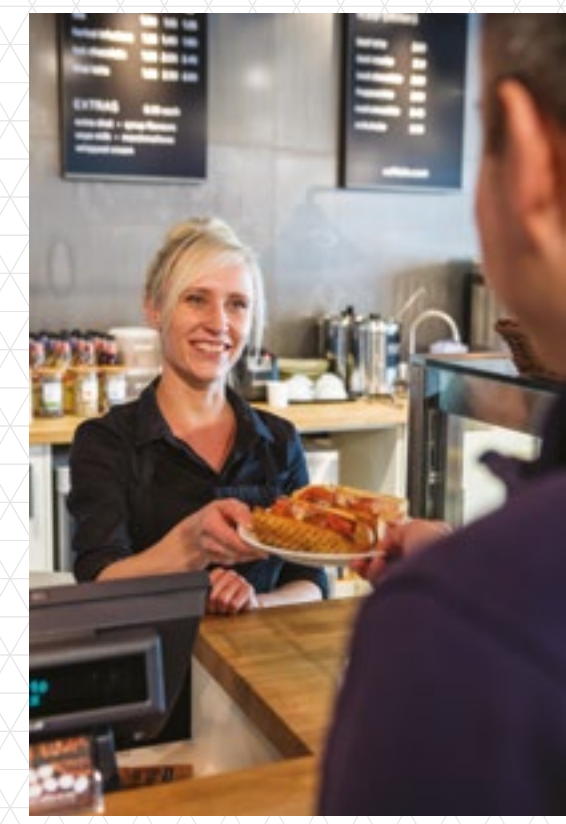


T A K E

A D V A N T A G E



Caffè Kix - Vantage London



Vantage London now benefits from a new, contemporary on-site café and collaborative working space on the ground floor, for staff and visitors alike.



VANTAGE LONDON GYM



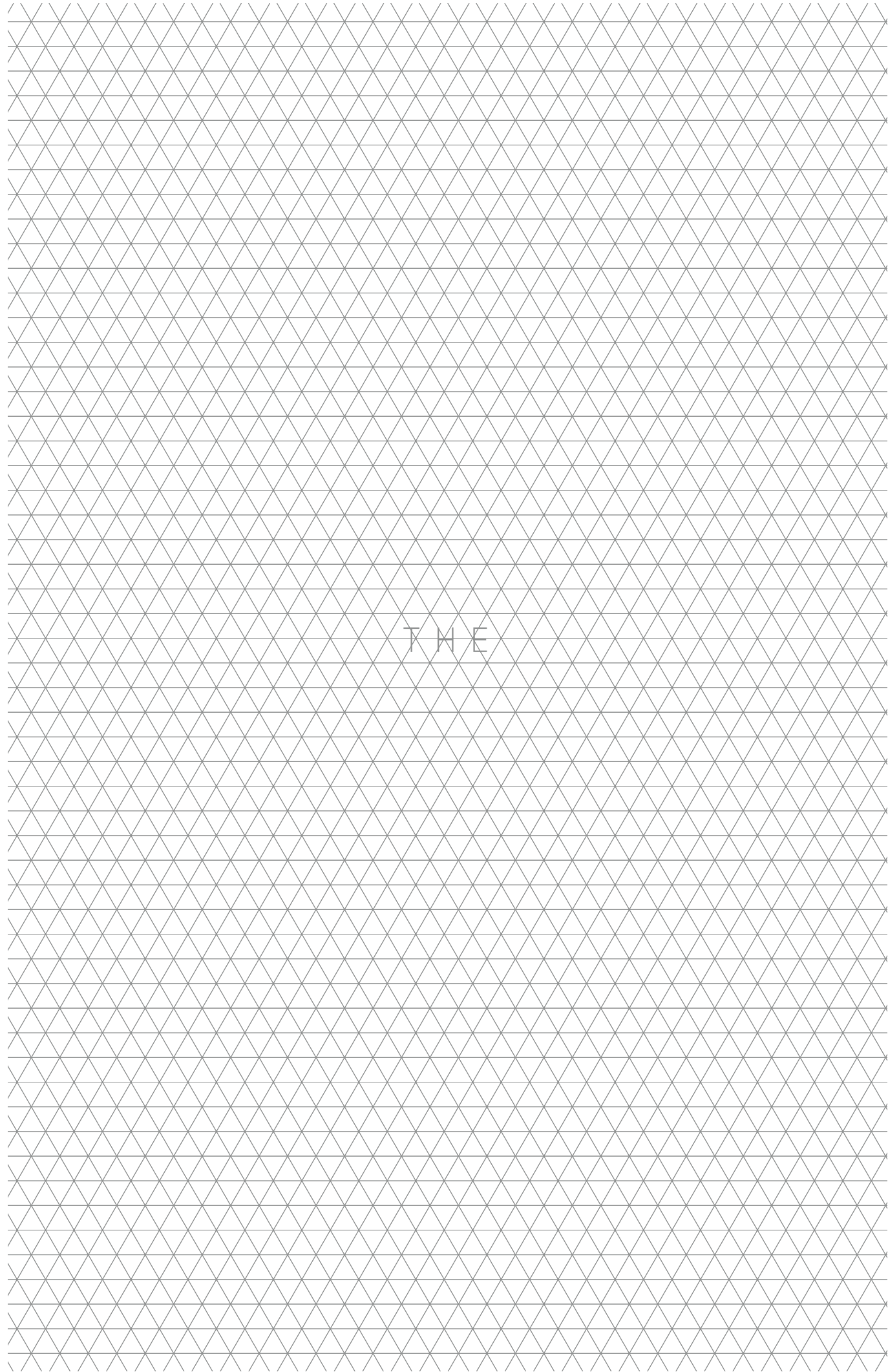
Featuring a new landlord gymnasium, complete with spacious male and female changing facilities, showers and lockers available to all occupiers.



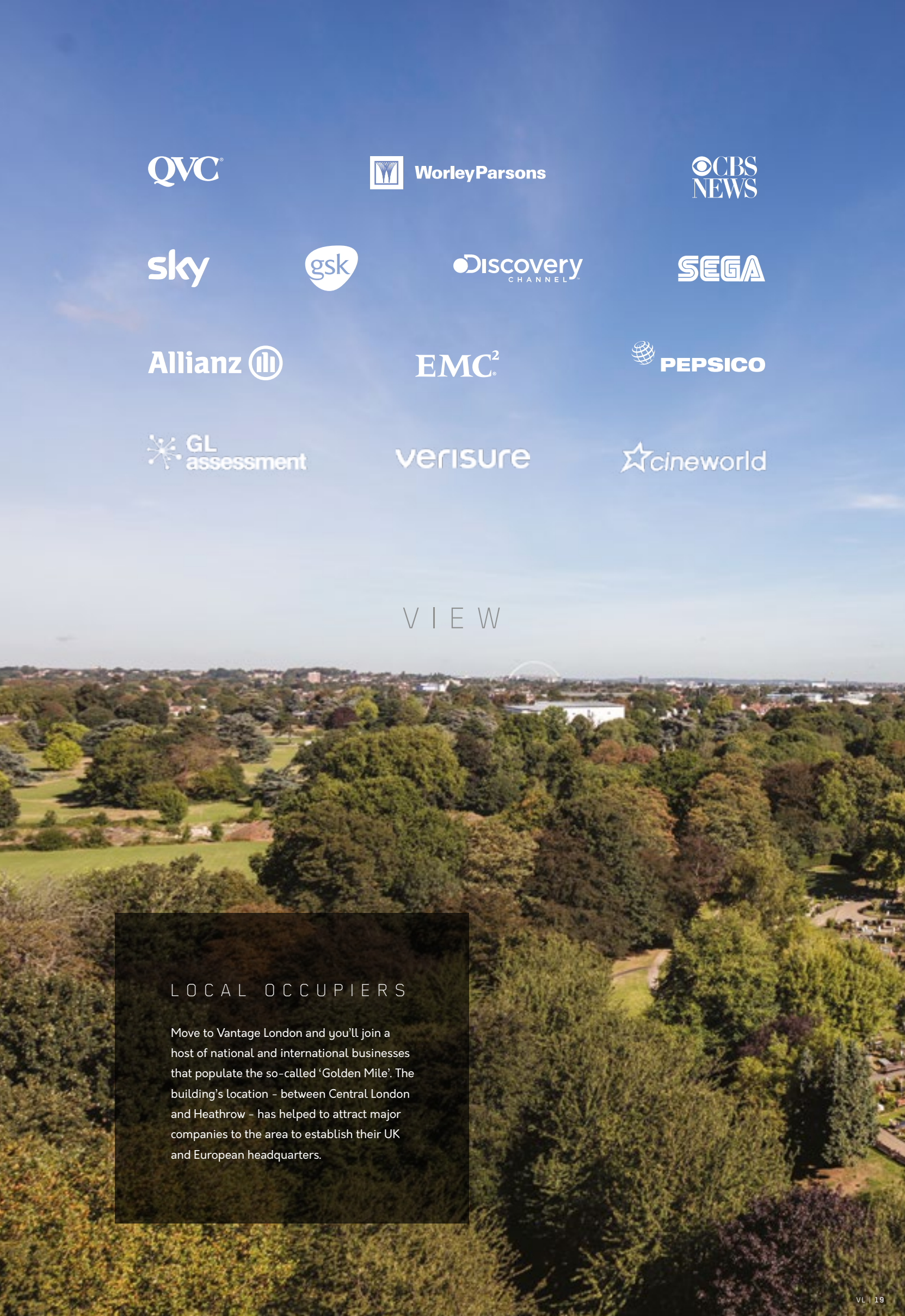
Conveniently placed to meet all needs of a modern-day occupier, Vantage London also boasts dedicated access to the peace and quiet of Gunnersbury Park and its many recreational activities.

- Bowling green
- Pitch and putt
- Boating lake
- Cricket square
- Two children's play areas
- Two rugby pitches
- Ten football pitches
- Fifteen tennis courts
- Acres of tracks, paths and open parklands





THE



QVC

WorleyParsons

CBS NEWS

sky

gsk

Discovery CHANNEL

SEGA

Allianz

EMC²

PEPSICO

GL assessment

verisure

cineworld

VIEW

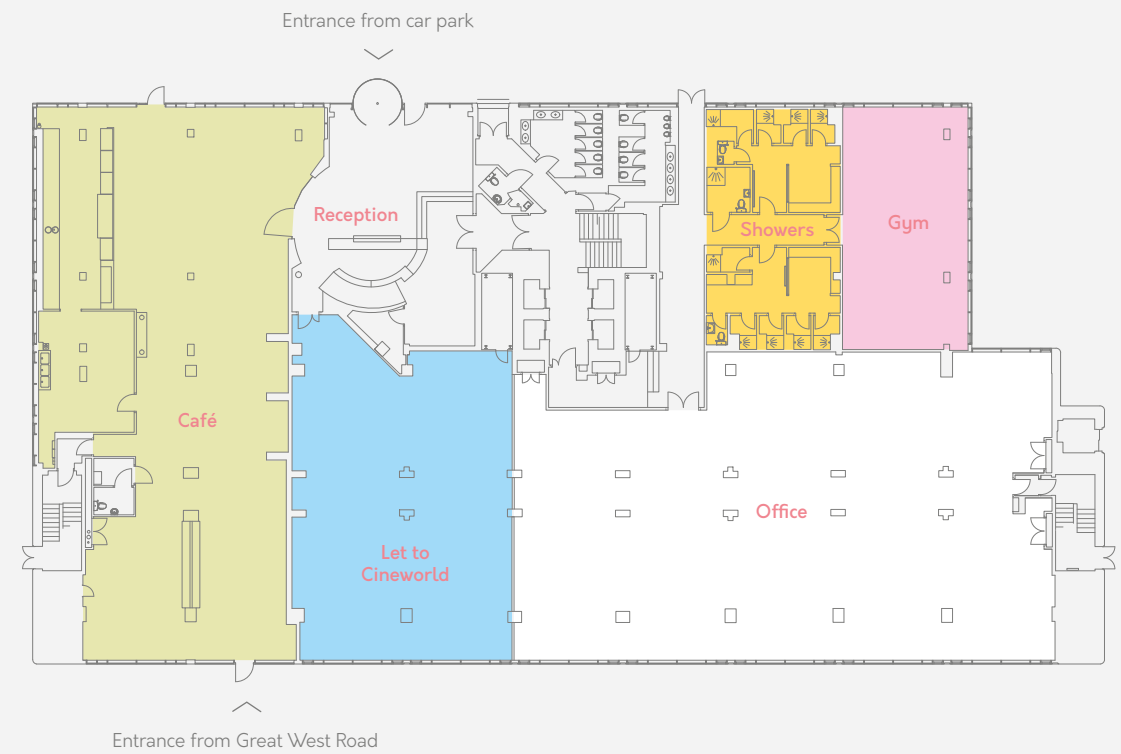
LOCAL OCCUPIERS

Move to Vantage London and you'll join a host of national and international businesses that populate the so-called 'Golden Mile'. The building's location - between Central London and Heathrow - has helped to attract major companies to the area to establish their UK and European headquarters.

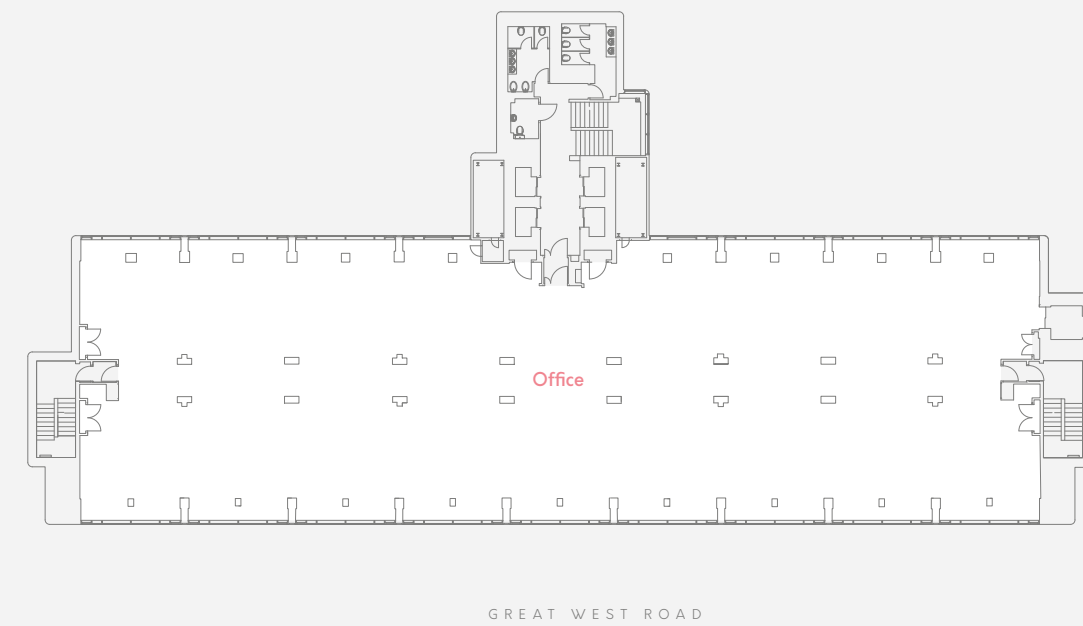


Ground Floor

Ground Floor



Typical Upper Floor



AVAILABILITY

Floor	NIA (Sq Ft)		IPMS (Sq Ft)	
	West	East	West	East
Eleventh	Let to AGFA Graphics	3,546	Let to AGFA Graphics	3,623
Tenth	Let to AGFA Healthcare		Let to AGFA Healthcare	
Ninth	Let to Cineworld		Let to Cineworld	
Eighth	Let to Cineworld	1,999	Let to Cineworld	2,051
Seventh	8,537		8,698	
Sixth	8,539		8,697	
Fifth	8,543		8,701	
Fourth	4,539	3,899	4,632	4,001
Third	8,490		8,681	
Second	10,968		11,178	
First	Let to GL Assessment		Let to GL Assessment	
Ground	Let to Cineworld	4,957	Let to Cineworld	5,038
Total	64,017		65,300	





SPECIFICATION

- Air conditioning
- Raised floors
- Suspended ceilings
- LG7 lighting
- Excellent parking ratio of 1:315 sq ft
- Remodelled, double-height reception
- 4 high-speed passenger lifts
- Goods lift
- Dedicated concierge receptionist
- 24hr Access

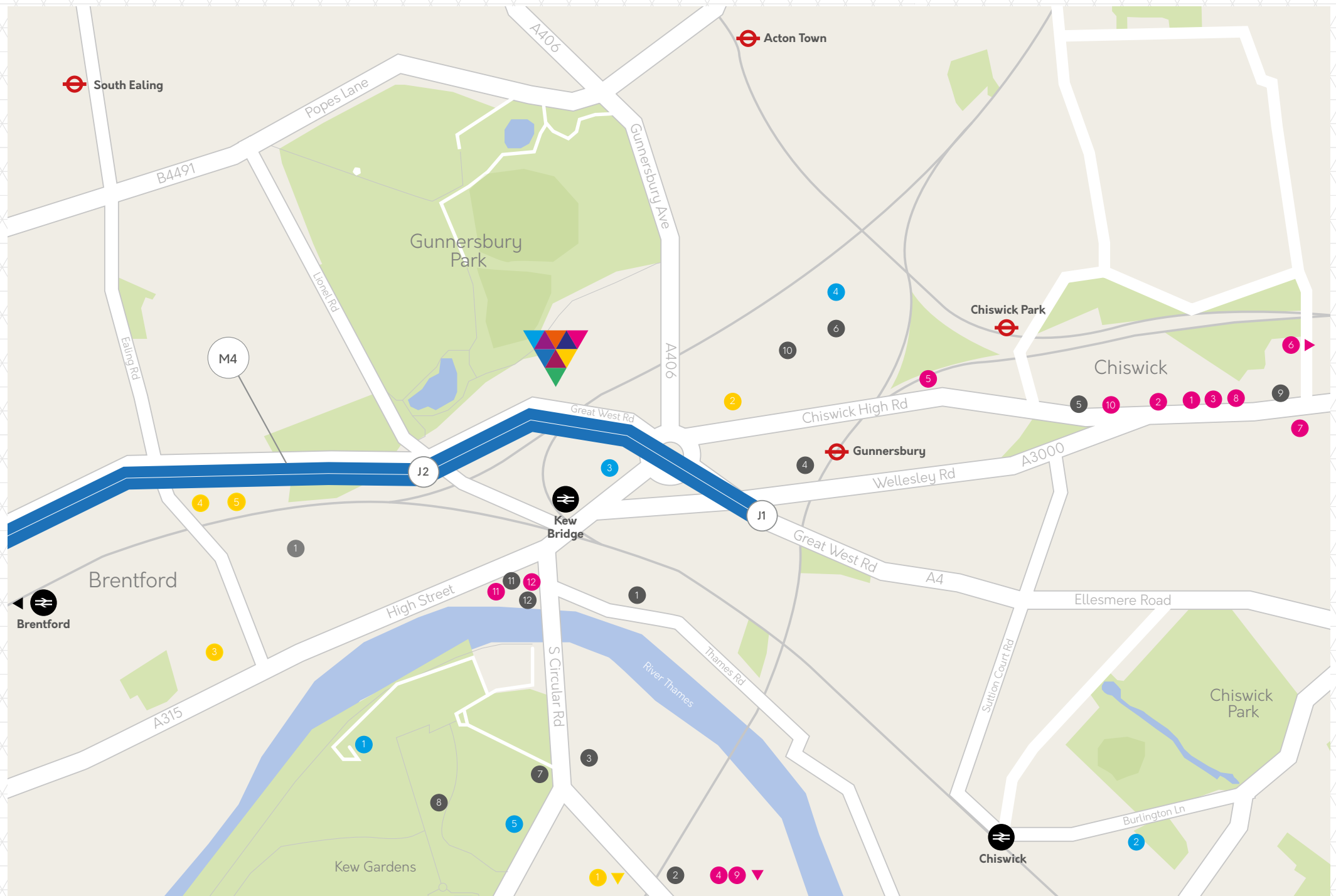


AMENITIES

- On-site café
- On-site gym
- Bike racks
- Dedicated shower and locker room
- Dedicated shuttle bus service
- Free bike hire

Whether you choose to cycle or drive to work, there's always plenty of space to securely park up at Vantage London, with its own private multi-storey car park and a raft of secure bike racks.





- Eat & Drink**
 - 1 Café Rouge
 - 2 Ask
 - 3 Kew Grill
 - 4 The Pilot
 - 5 Carluccio's
 - 6 Starbucks
 - 7 The Botanist
 - 8 The Orangery
 - 9 Côte
 - 10 Moot Bar
 - 11 Costa Coffee
 - 12 One Over The Ait
- Shops**
 - 1 Paperchase
 - 2 Waitrose
 - 3 M&S
 - 4 Gap
 - 5 Boots
 - 6 Whistles
 - 7 Cath Kidston
 - 8 Waterstones
 - 9 Clinique
 - 10 WH Smith
 - 11 Sainsbury's Local
 - 12 Hammonds Deli
- Sports & Leisure**
 - 1 Kew Palace
 - 2 Chiswick Cricket & Tennis Club
 - 3 Brentford Fountain Leisure Centre
 - 4 Virgin Active
 - 5 Kew Gardens Gallery
- Hotels**
 - 1 Kew Gardens Hotel
 - 2 Clayton Hotel
 - 3 Travelodge Kew
 - 4 Urban Villa
 - 5 Novotel Hotel
- New Development**
 - 1 Brentford FC Stadium

LOCAL AMENITIES

A stone's throw from Vantage London is Kew Bridge with its brand new Sainsbury's Local, Costa Coffee and Café Rouge. To the east you'll find the hustle and bustle of high-quality shops, bars and restaurants on Chiswick High Road, and to the south the splendor of the famous Kew Gardens.



Retail & Leisure Facilities

Location	Distance	Walk Time
Gunnersbury Park	200 Yds	02 Mins
Chiswick High Road	0.9 Miles	19 Mins
Kew Gardens	0.9 Miles	19 Mins



(Walk)



CONNECTIVITY

Situated on the north side of the Great West Road, Vantage London is one of the most prominent buildings in the area and is highly visible from the elevated section of the M4 running from the West into Central London.

With road access straight into Central London and a well-connected network of overground and underground rail stations nearby, Vantage London is ideally located at the gateway to the West.



M25 / M4 Interchange	0.9 Miles	12 Mins
M4, Junction 1	0.3 Miles	01 Mins
M4, Junction 2	0.9 Miles	02 Mins
M3	10 Miles	15 Mins
A40	14 Miles	10 Mins



E3 (Greenford/Chiswick)
Buses to Chiswick every 7 - 10mins

H91 (Greenford/Ealing Common)
Buses to Hammersmith every 7 - 10mins



Heathrow Airport (Terminals) 9 Miles 13 Mins



Gunnersbury Tube 0.5 Miles 10 Mins

Kew Bridge Station 0.6 Miles 10 Mins

Acton Town Tube 1.2 Miles 15 Mins



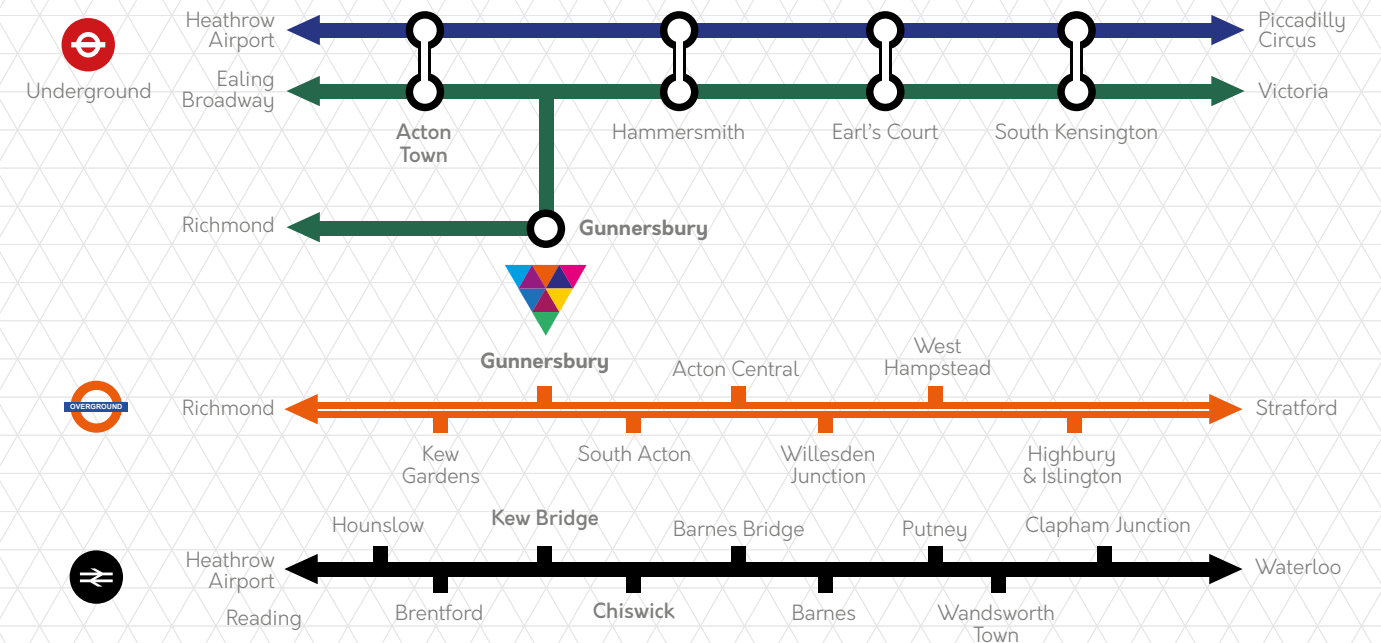
(Walk)

Minibus Service

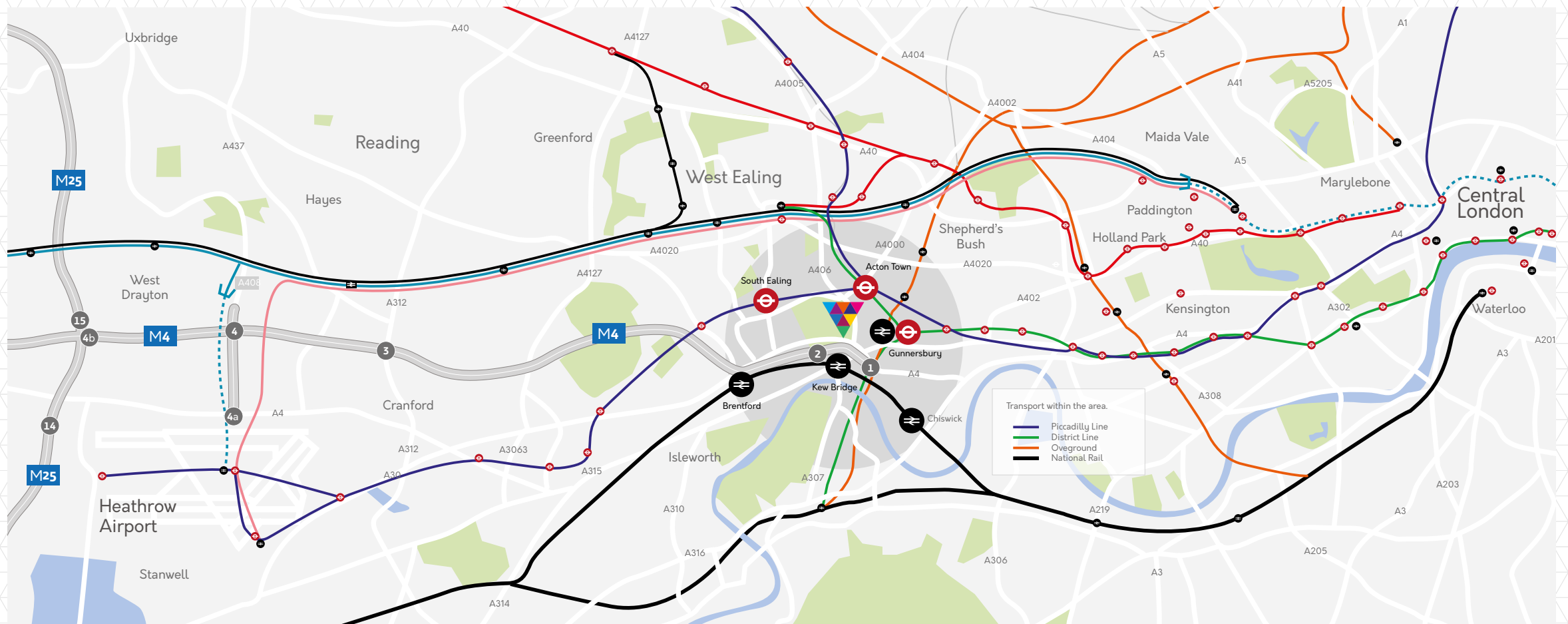
A dedicated minibus service runs between Gunnersbury and the building at peak times.

Free Bike Hire

Vantage London bikes are available to occupiers for short-term hire.

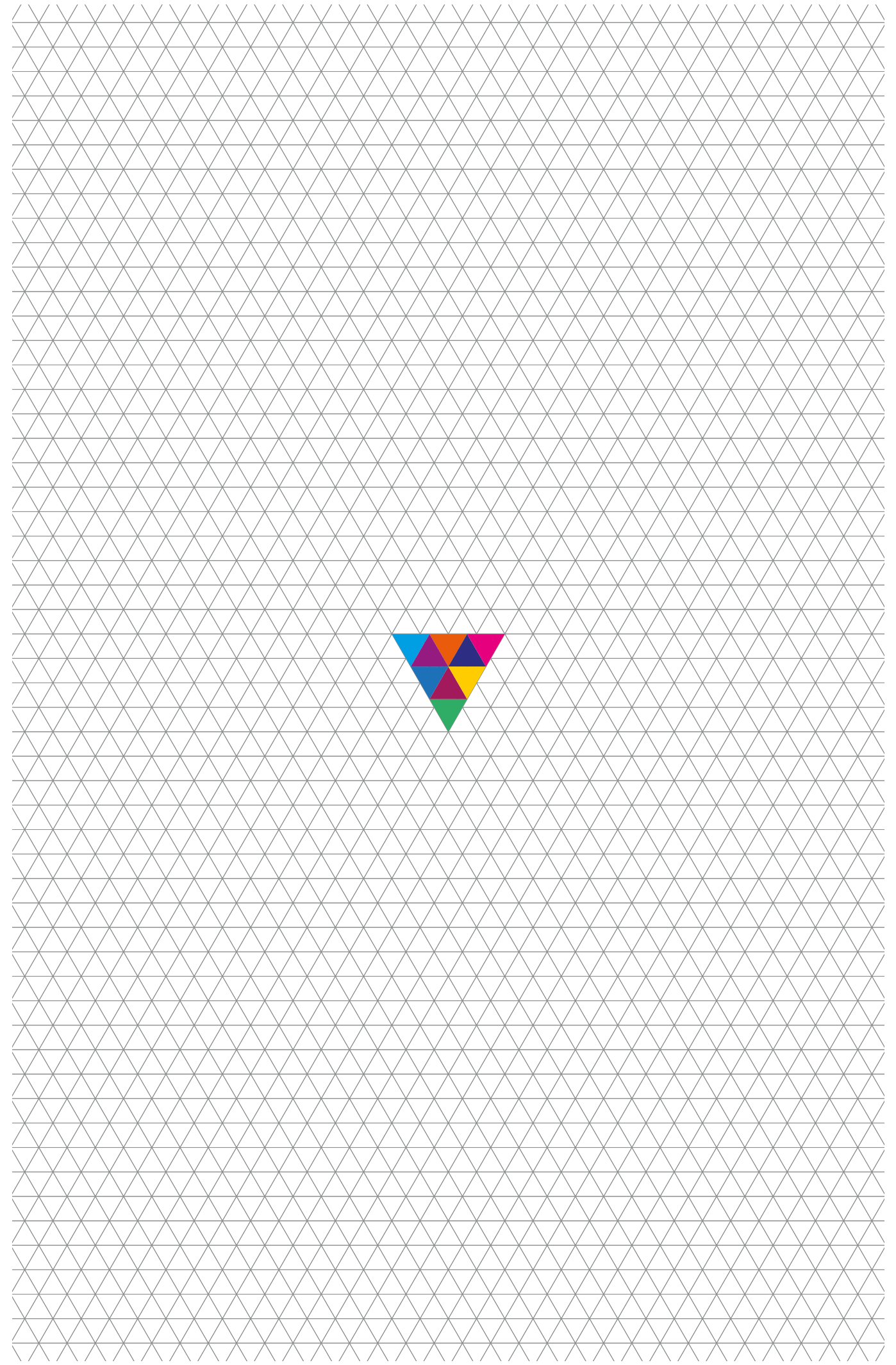


To Reading, Oxford, Bath, Bristol, West of England and South Wales



South West Trains
Heathrow Express
Proposed Crossrail
District Line
National Rail
Piccadilly Line
Central Line
Overground

To Surrey Gatwick Airport and the South



David Cuthbert
dcuthbert@hanovergreen.co.uk

Marianne Thomas
marianne.thomas@cbre.co.uk

Richard Zoers
rzoers@hanovergreen.co.uk

Peter York
peter.york@cbre.com

www.vantage-london.co.uk

MISREPRESENTATION ACT 1967. Hanover Green and CBRE for themselves and for the vendors or lessors of these properties whose agents they are, give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. ii) All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions and areas are approximate. iii) No person in the employment of has any authority to make or give any representation or warranty in relation to this property. FINANCE ACT 1989 Unless otherwise stated, all prices and rentals quoted are exclusive of Value Added Tax to which they may be subject. PROPERTY MISDESCRIPTION ACT 1991 These details are believed to be correct at the time of completion, but may be subject to subsequent amendment.

Brochure designed and produced by 90degrees Design and Marketing Ltd. December 2016. Tel 0161 833 1890

