

308 — 312

Chiswick High Road

— W4 —

To Let or For Sale

Prime retail / restaurant
opportunity in the heart
of Chiswick



Illustrative CGI, subject to planning

Chiswick Business Park provides 1.8 million sq ft of Grade A office space and houses major occupiers such as Paramount Pictures, PepsiCo, Danone and Singapore Airlines.

Welcome to Chiswick

Chiswick is one of London's most pre-eminent villages and is home to an affluent mix of families and young professionals.

49%

of the population within
AB social group

67%

City Sophisticates

38,714

population number
within 5 min drive

224,505

population number
within 10 min drive

Source: CACI



Chiswick High Street boasts a diverse mix of premium independent retailers and major high street chains including:

Space NK, Hotel Chocolat, Borough Kitchen, Gail's and Ole & Steen. New lettings include Bird & Blend, Crew Clothing, O2 and The White Company. Local landmarks include High Road House, Chiswick House, and The Old Cinema (antique and vintage department store).

WAITROSE
& PARTNERS

1

OLE & STEEN
LAGAGEHUSE

6

PASTA
EVANGELISTS

2

OLIVER BONAS

7

GAIL's

3

M&S

8

WAFW COFFEE

4

the
HYDE
gallery

9

THE WHITE COMPANY
LONDON

5

TEN HEALTH & FITNESS

10

Accommodation

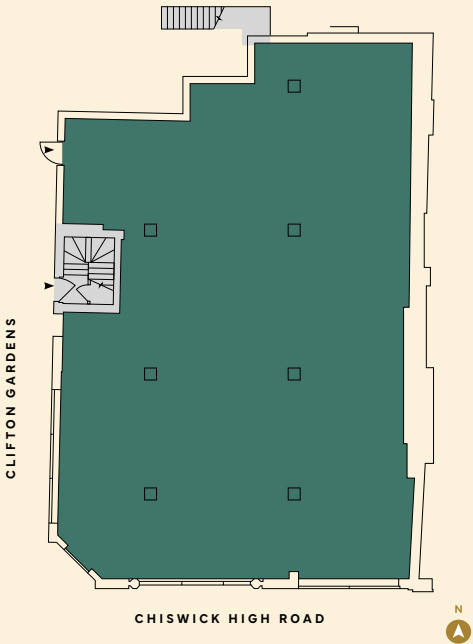
The retail unit is currently arranged as follows:

SPACE	SQ FT*	SQ M*
GROUND FLOOR RETAIL	3,144	292
TOTAL	3,144	292

*Gross internal area

Ground Floor

3,144 SQ FT / 292 SQ M



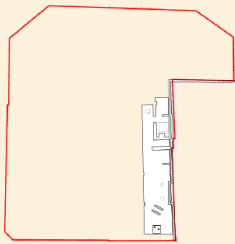
Opportunity

The subject property is one of the most prominent corner buildings in Chiswick.

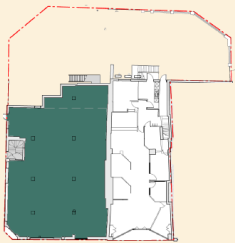
The property offers huge potential to create a high street headquarters building which might suit a restaurant, retail, nursery, medical centre and many other uses.

There is a substantial site at the rear currently used for parking and deliveries with potential to extend and develop, together with significant upper floors to provide ancillary accommodation.

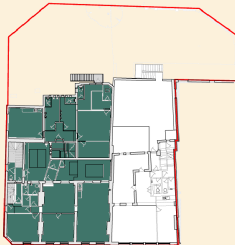
Our client also owns the adjoining freehold building and site at the rear, currently let to Nationwide.



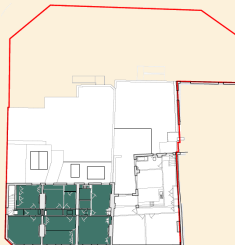
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Details

AVAILABILITY

The Property is available on either a Freehold basis or on a new lease directly from the Landlord.

RENT

Offers in excess of £160,000 per annum exclusive.

FREEHOLD SALE

Price on application.

BUSINESS RATES

Rateable Value to be reassessed. Interested parties are advised to make their own enquiries to the Local Authority.

TIMING

The Property is available immediately, subject to Vacant Possession.

COSTS

Each party is to be responsible for their own costs incurred in the transaction

EPC

EPC Rating - C (73)

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KLM
REAL ESTATE

WHITMAN & CO.
COMMERCIAL

JACK HESKETH

jhesketh@klm-re.com

07791 154 172

TOM JAMSON

tjamson@klm-re.com

07769 704 493

JEREMY DAY

jd@whitmanandco.com

07966 810 030

OLIVIA CHURCH

ochurch@klm-re.com

07557 360 449

ED GAMBARINI

egambarini@klm-re.com

07825 689 037

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Marketing: Stuart Chapman Design