

CHISWICK STUDIOS



Units A, B & C
For Sale

A distinctive studio
workspace in West London
- available as a whole or
as individual units.

4,370 - 15,000 sq ft

0.47 acres

On-site car spaces

EPC B

Power Road, Chiswick, London W4

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A rare freehold opportunity



Chiswick Studios is an attractive converted 1930s warehouse, distinguished by its characterful Art Deco façade and established position on Power Road, Chiswick's principal commercial hub.

The property comprises Units A, B and C, with Unit C subdivided into four studio suites. It is available for sale as one lot or as individual units, providing an opportunity for both owner-occupiers and investors.

- Available as a whole or on an individual-unit basis
- Suitable for owner-occupiers and investors
- Attractive warehouse character and refurbished interiors
- Potential future asset-management and redevelopment opportunities, subject to consent

Designed for modern occupiers

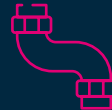
The recently refurbished studios combine practical workspace provision with excellent natural light and industrial character.



Air conditioning



Generous floor-to-ceiling heights



Exposed ductwork
& exposed timber
ceiling details



Openable
electronically
operated windows



Suspended LED
lighting



Kitchenette provision



Shower facilities



24-hour access



Recycling facilities



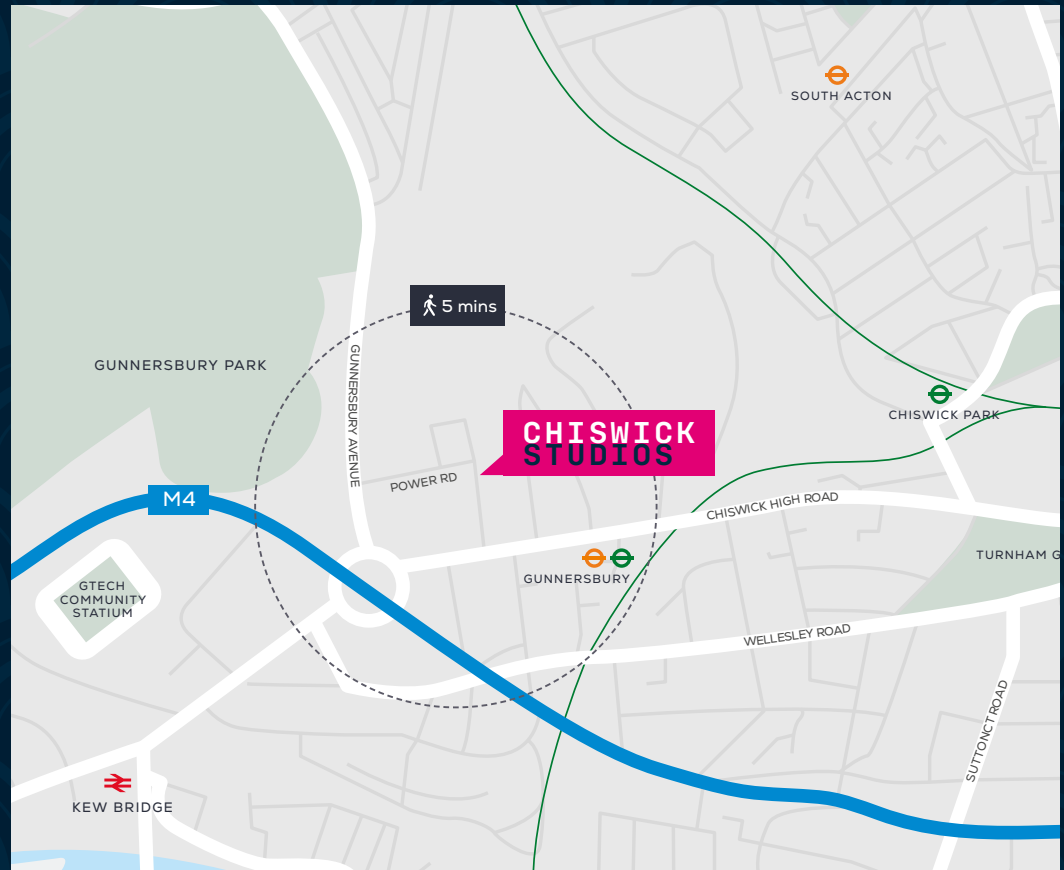
On-site parking spaces



Connected West London location

Chiswick Studios occupies a prominent position on the eastern side of Power Road, between the Clayton Hotel and the former London School of Diving building.

Power Road connects directly to Gunnersbury Avenue (A406) and Chiswick High Road, with immediate access to the M4 for Central London, Heathrow and the wider motorway network. Chiswick Business Park is approximately 500 metres away, reinforcing the area's established appeal to major corporate, creative and media occupiers.



From Gunnersbury Station

Hammersmith	7 mins
Victoria	23 mins
Waterloo	29 mins
Heathrow Airport	37 mins

By car

M4	1 mile	7 mins
M25	9.1 miles	12 mins
North Circular	2.8 miles	13 mins
Heathrow Airport	10 miles	15 mins

Units A,B & C

The building provides highly adaptable studio and workspace accommodation, combining warehouse character with recently refurbished interiors.

Units A and B are the two principal self-contained studios, each accessed directly from Power Road and benefitting from their own demised WCs and manually operated sectional loading doors. Unit C comprises four smaller studio suites accessed from a shared entrance and hallway, with communal WC and shower facilities.

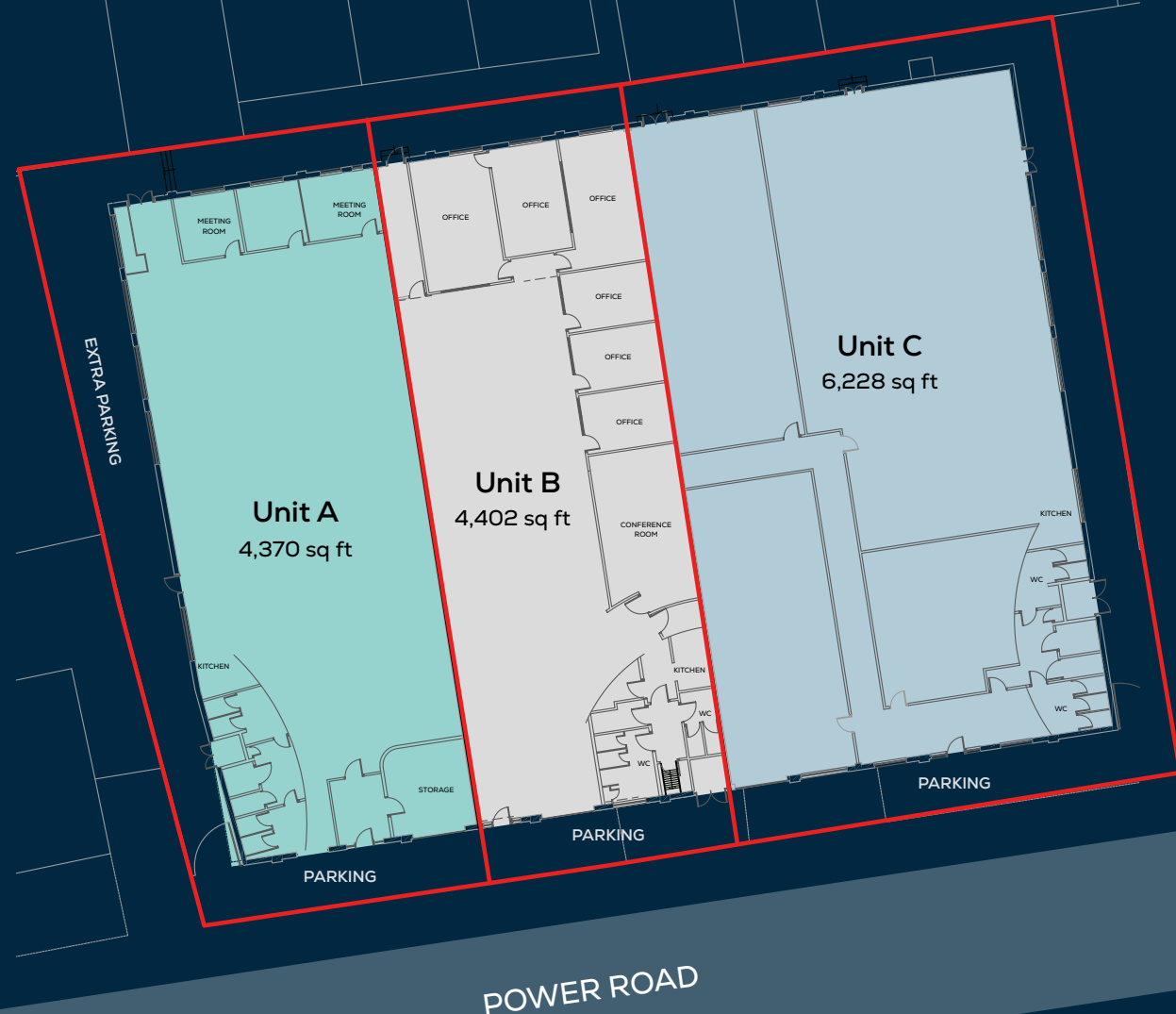
The accommodation is particularly suited to creative, design-led, showroom, production and workspace occupiers.

The property is held freehold and can be acquired in its entirety.

For individual-unit sales, separate long leasehold titles will be created. Each unit will be offered on a new 999-year lease at a peppercorn rent.

	Sq ft	Sq m	Price
Unit A	4,370	406	£1.75m
Unit B	4,402	409	£1.76m
Unit C	6,228	578	£2.49m
TOTAL	15,000	1,393	£6.00m

* Figure is exclusive of rates and service charges.



Further information

Guide prices

Individual units are available at a guide price of £400 per sq ft.

Tenure

Freehold for the sale of the whole. Individual units will be sold on new 999-year leases at a peppercorn rent.

VAT

Any parties to seek their own advice, however it is assumed any transaction will be treated as T.O.G.C.

Business rates

Please contact the VOA or the Local billing authority.

Service charge

There will be an estate service charge to be implemented, budget to be assessed.

EPC

The whole building has an EPC rating of B.

Planning

The existing building is locally listed but is not within a conservation area.

Proposal

The property is available for sale as one lot or as individual units. Guide prices for individual units are based on £400 per sq ft, subject to contract. Some leases are in place within the property. Further information is available upon request.



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