

11

POWER ROAD
CHISWICK
W4 5PT

GROSS
INTERNAL AREA
APPROXIMATELY
5,392 SQ FT

FREEHOLD
FOR SALE

OF INTEREST
TO OCCUPIERS,
DEVELOPERS &
INVESTORS



the LOCATION

The property is situated on the eastern side of Power Road in Chiswick W4. Power Road is accessed directly from the A406 Gunnersbury Avenue or the A315 Chiswick High Road.

Power Road, which consists primarily of contemporary studio office buildings, is strategically well placed being located on the north circular road and the start of the M4. It is ideally located for access to central London, Heathrow and the west.

Notable schemes close by include: Workspace's Chiswick Studios, Lightbox and Akoya's Power Road Studios office scheme. Local business include Clayton Hotel and Chiswick Honda Dealership.



the TRANSPORT LINKS

Richmond	8 mins
Hammersmith.....	15 mins
Earls Court.....	17 mins
Fulham Broadway.....	23 mins
Clapham Junction.....	23 mins
Victoria Station.....	28 mins
Paddington	31 mins
Wesfield London	34 mins
Waterloo Station.....	34 mins
Heathrow Airport T1, 2 & 3.....	50 mins

(Source: Citymapper.com)

GUNNERSBURY STATION

(District Line & Overground)

is 6 minutes walk are 0.3 miles from the property

LOCAL	
1.....	Co-op
2.....	Oswald Copplepot
3.....	Starbucks Moot Bar
4.....	The Italian
6.....	Post Office
7.....	Waitrose

the DESCRIPTION

The property comprises two adjoining buildings arranged over ground and first floors. The gross internal area of both buildings is approximately 5,392 sq ft. The buildings are connected by a foot bridge at first floor level.



the BUILDINGS



front building

	SIZE sq ft (sq m) GIA	SIZE sq ft (sq m) NIA
ground floor	645 (60)	624 (58)
first floor	657 (61)	635 (59)
Total	1,302 (121)	1,259 (117)

rear building

	SIZE sq ft (sq m) GIA	SIZE sq ft (sq m) NIA
ground floor	2,026 (188.2)	1,868 (173.5)
first floor	2,064 (191.7)	1,592 (147.9)
total	4,090 (379.9)	3,460 (321.5)

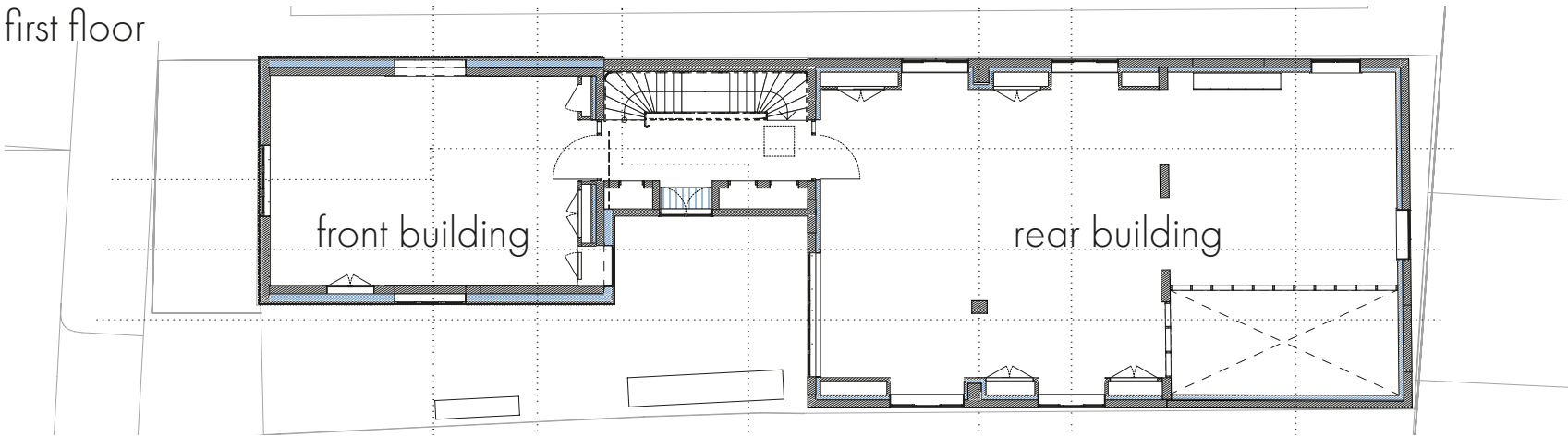
both buildings

5,392 (500.9)	4,720 (438.5)
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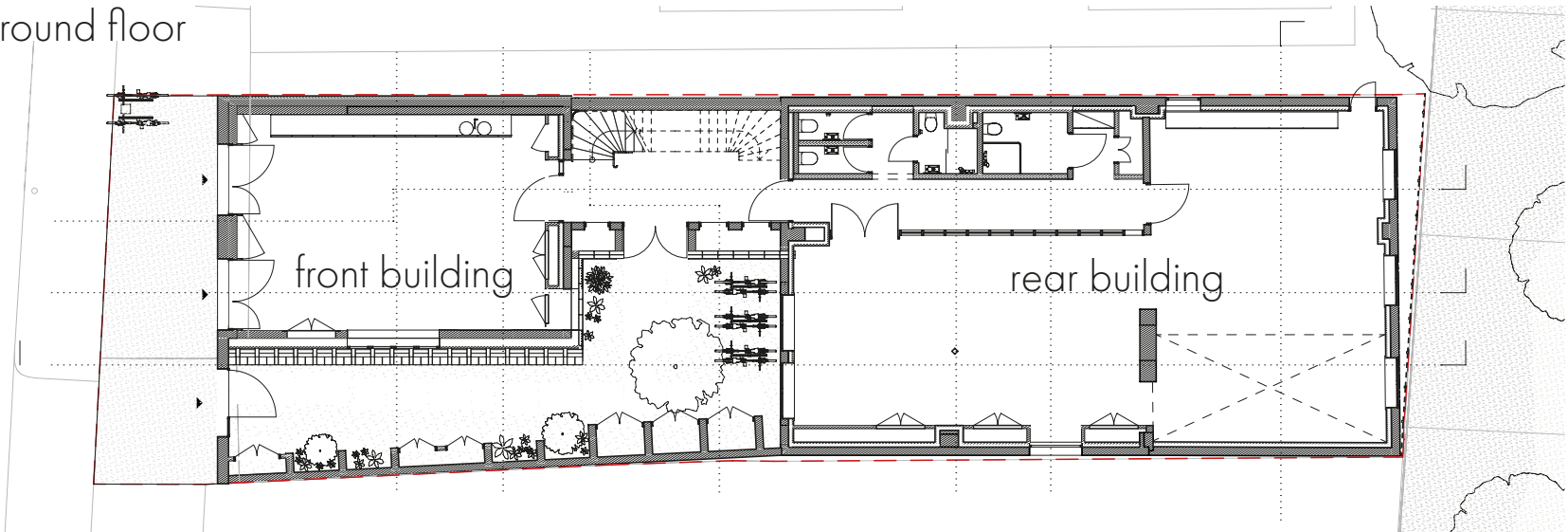


the PLANS

first floor



ground floor



the DETAIL

GUIDE PRICE	Offers in excess of £1.5 million
TENURE	Freehold
USE	E class
RATES	To be confirmed with local authority (London borough of Hounslow)
EPC	To be assessed
VAT	Is applicable to the purchase price.

Misrepresentation Act 1967: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure June 2023

the CONTACTS

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