



THAMES WHARF STUDIOS

Rainville Road, W6 9HA

WAREHOUSE-STYLE LONDON WORKSPACE WITH UNRIVALLED RIVER VIEWS
SUITES AVAILABLE FROM 1,301 TO 4,153 SQ FT

THAMES WHARF STUDIOS IS AN ICONIC RIVERSIDE WORKSPACE, OFFERING A UNIQUE WAREHOUSE-STYLE DESIGN OVERLOOKING THE RIVER THAMES.

Thames Wharf Studios is set on the banks of the River Thames, offering a serene and secluded setting. The building boasts a rich history as a hub of creativity and innovation, which was transformed in the 1980s by renowned architect Richard Rogers. Once an industrial site, it became home to architects, artists and the iconic River Cafe.





20 PARKING SPACES

TW6 - AVAILABLE
1,301 SQ FT
07/09/2026

TW5 - AVAILABLE
2,955 SQ FT
07/09/2026

COURTYARD

THE RIVER CAFE

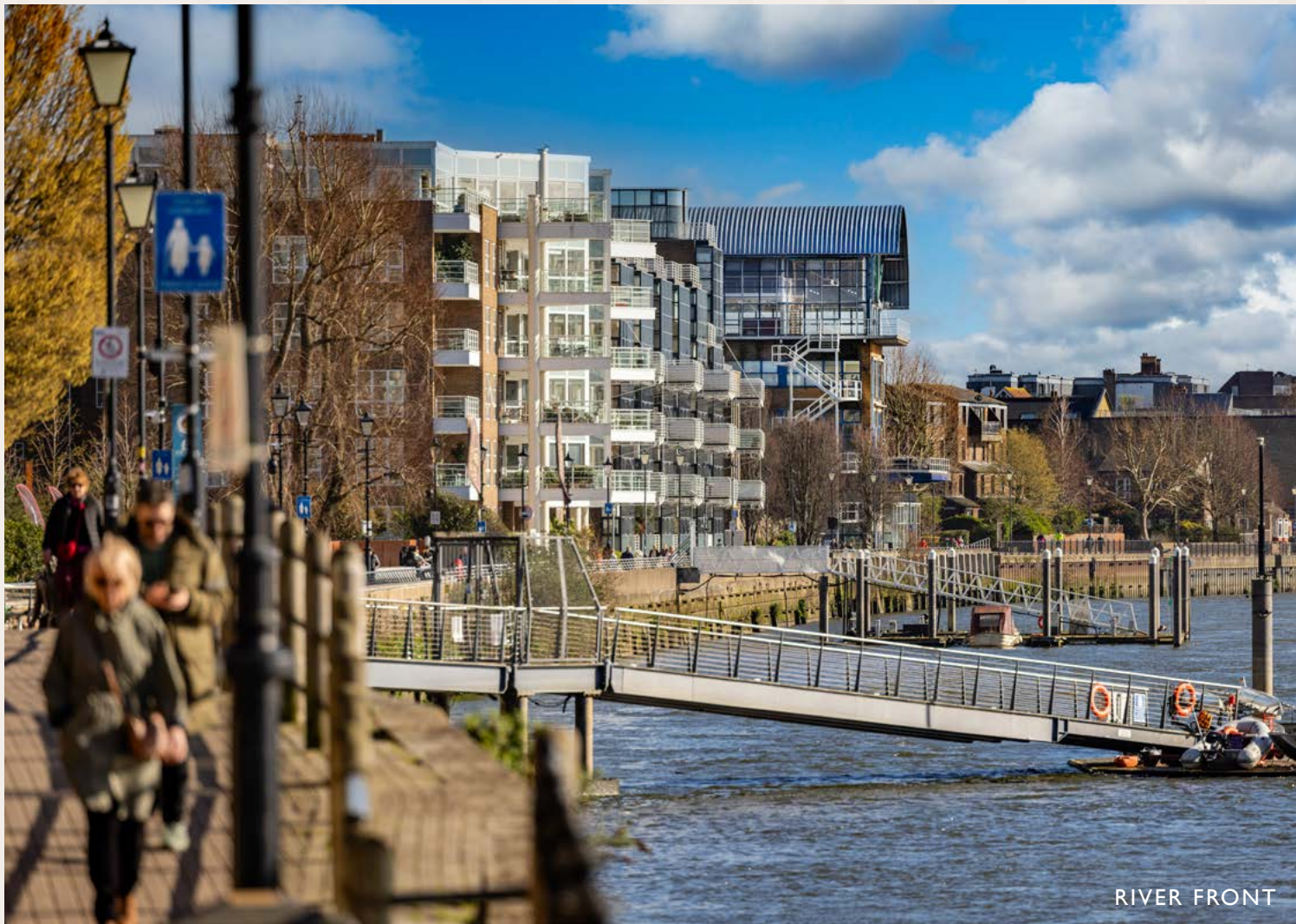
TW4

TW2 - AVAILABLE
4,153 SQ FT

TW1 - AVAILABLE
1,805 SQ FT
07/09/2026

TW3

THAMES WHARF STUDIOS



THE IDEAL LOCATION TO LIVE AND WORK.

Thames Wharf Studios is ideally located for a harmonious blend of work and leisure. Enjoy picturesque riverside walks and peaceful park strolls, all while being surrounded by dynamic cafés, bars, shops, and public spaces. Additionally, a variety of leisure facilities and gyms are within walking distance of the building.



RAINVILLE ROAD, W6 9HA

● **DRINK, DINE, DISCOVER**

- 01 River Café
- 02 Carbon Kopi
- 03 The Crabtree
- 04 The Reach Brasserie
- 05 The Blue Boat
- 06 Sam's Riverside
- 07 Blue Anchor
- 08 The Rutland Arms
- 09 The Dove
- 10 The Gate
- 11 Bills
- 12 Sam's Kitchen
- 13 The Chancellors
- 14 The Pear Tree
- 15 The Distillers

● **RETAIL THERAPY**

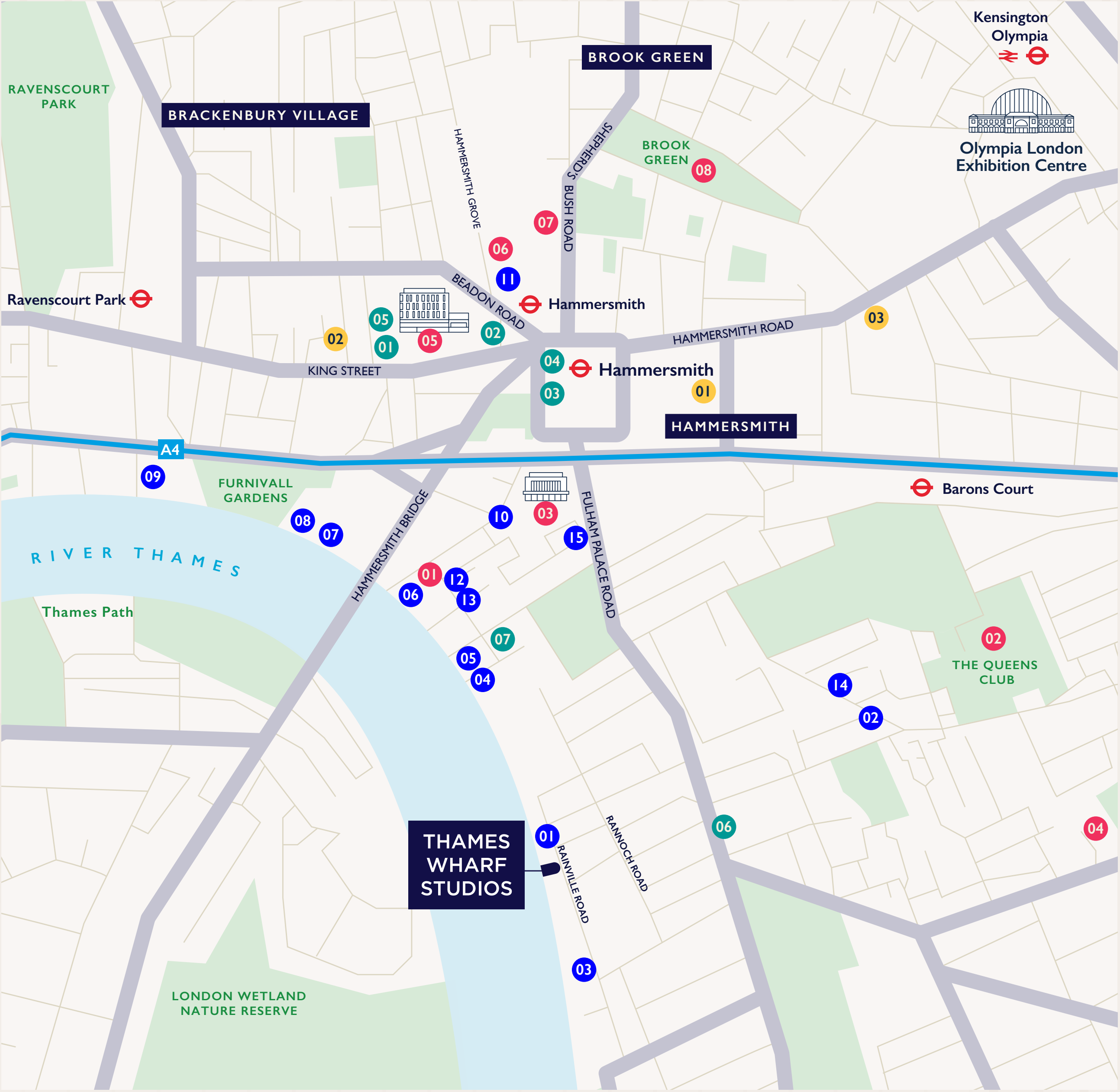
- 01 Livat Hammersmith
- 02 Lyric Square
- 03 The Broadway
- 04 Tesco Express
- 05 Sainsbury's Local
- 06 Little Waitrose
- 07 Tesco Express

● **HOME FROM HOME**

- 01 Novotel
- 02 Holiday Inn Express
- 03 St Paul's Hotel

● **FITNESS MEETS FUN**

- 01 Riverside Studios
- 02 The Queens Club
- 03 Hammersmith Apollo
- 04 Virgin Active
- 05 Lyric Theatre
- 06 Boom Cycle
- 07 Puregym
- 08 Brook Green Tennis club





The River Cafe



CONNECTED ACROSS LONDON AND BEYOND

Hammersmith has excellent transport links, making it ideal for commuters and visitors. Hammersmith Underground Station connects to the Hammersmith & City, Circle, District and Piccadilly lines, while numerous bus routes serve the area. Major roads like the M4/A4 also provide easy car access to Central London and nearby areas.

17

Bus routes on your doorstep

20

Minutes direct to the West End by tube

M4

M4 and A4 just minutes away, connecting you by road

14

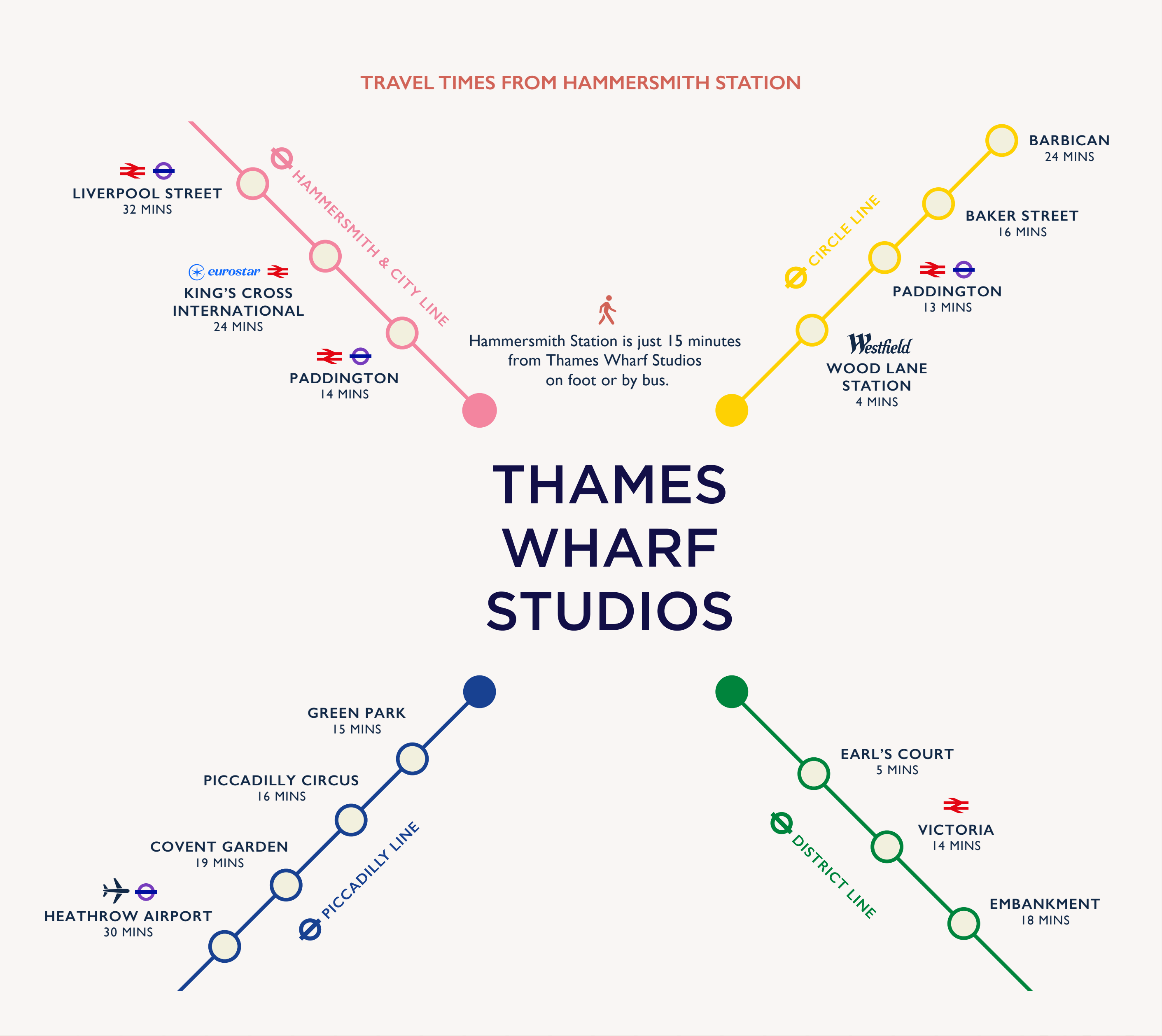
Minutes to the Elizabeth Line via Paddington Station

20

Minutes to Heathrow via A4/M4

4

Underground lines from Hammersmith Station



AVAILABLE SPACE IN AN ICONIC BUILDING

TW6 - First floor Available 07/09/2026

120.9 sq m (1,301 sq ft)

TW5 - First floor (North) Available 07/09/2026

274.5 sq m (2,955 sq ft)

TW2 - Third floor Available

385.8 sq m (4,153 sq ft)

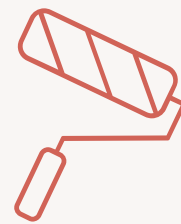
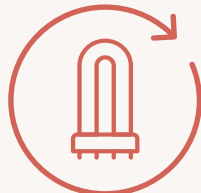
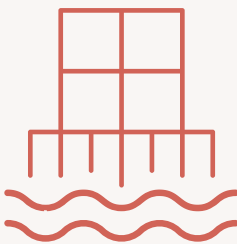
TW1 - First floor (South) Available 07/09/2026

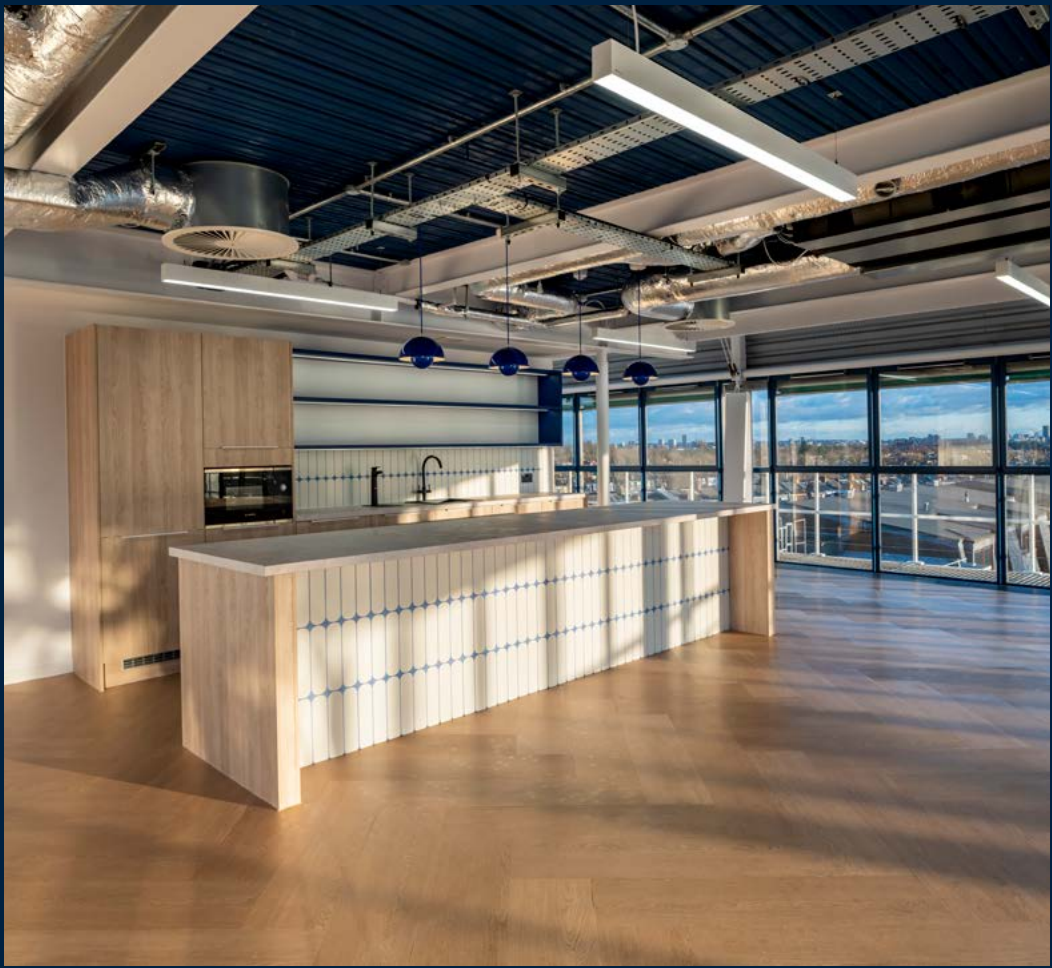
167.7 sq m (1,805 sq ft)

TOTAL AVAILABLE: 948.9 sq m (10,214 sq ft)



SPECIFICATION

 Comprehensively refurbished studios	 LED lighting	 Central heating	 Lifts
 Fitted kitchenette and on-floor shower	 On-site car parking	 Panoramic river views	 On-site security





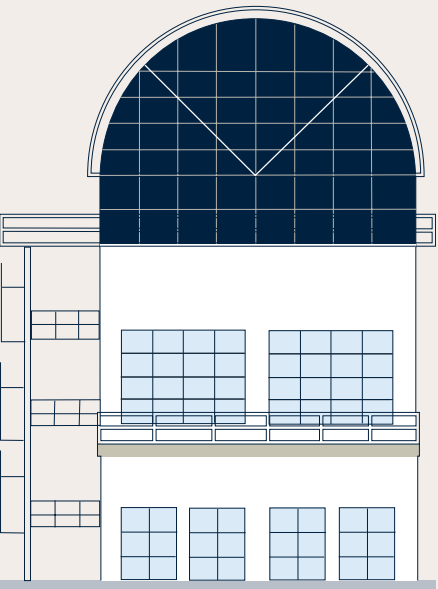
INDICATIVE THIRD FLOOR PLANS

LOWER LEVEL

TW2 - Third floor

Available

385.8 sq m (4,153 sq ft)



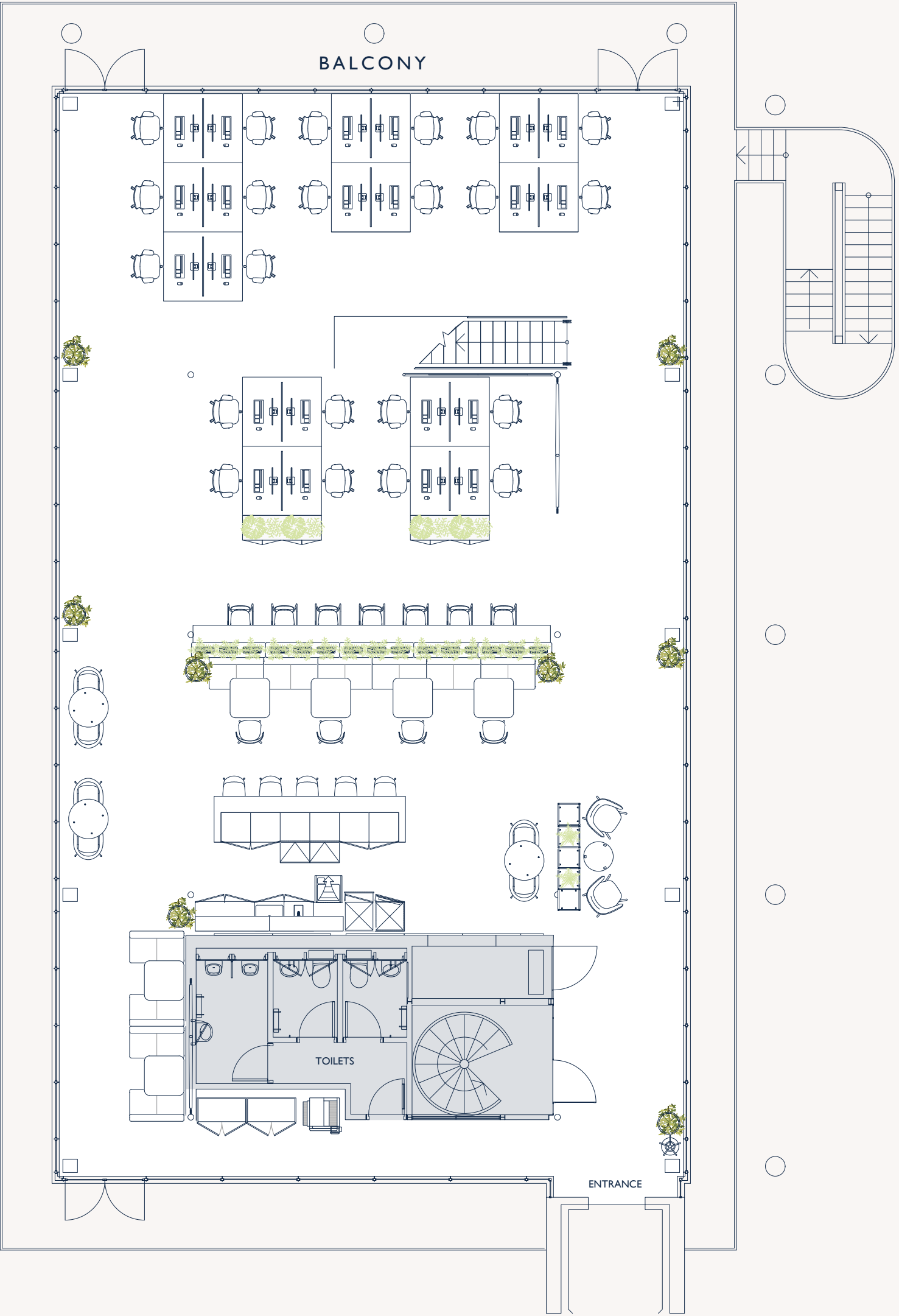
Key

Office

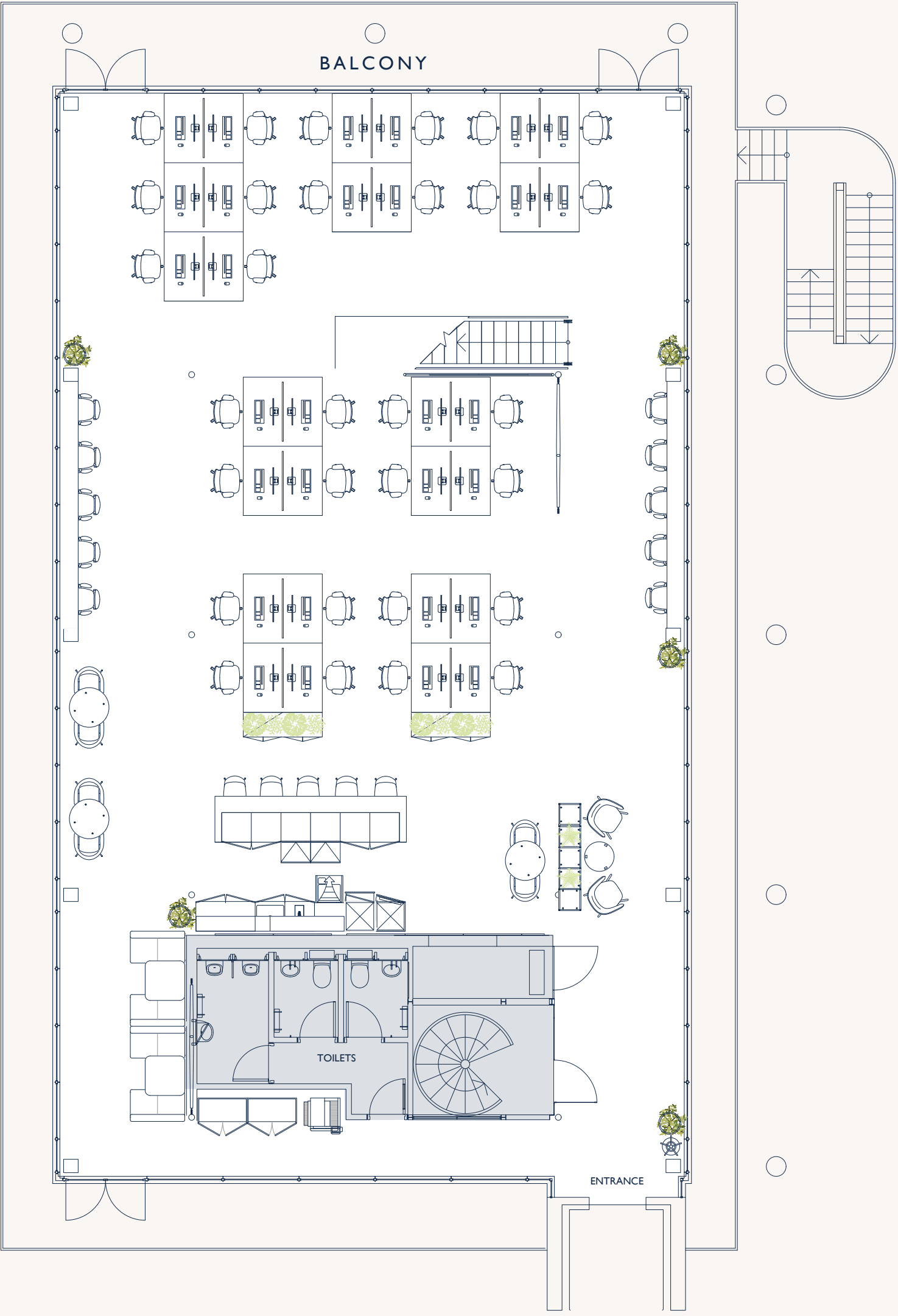
Core

Space plans not to scale. Indicative only.

GENERAL ARRANGEMENT



HIGH DENSITY ARRANGEMENT



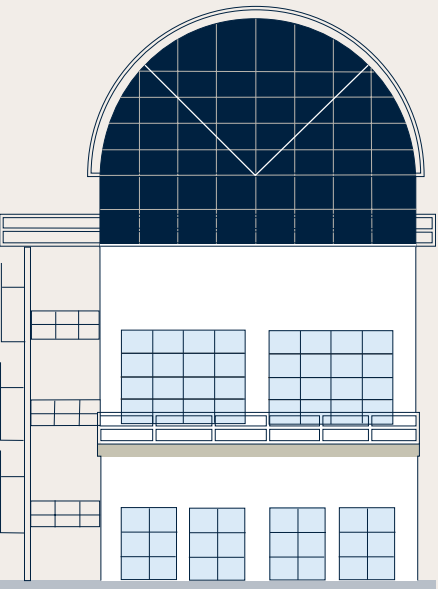
INDICATIVE MEZZANINE PLANS

MEZZANINE

TW2 - Third floor

Available

385.8 sq m (4,153 sq ft)



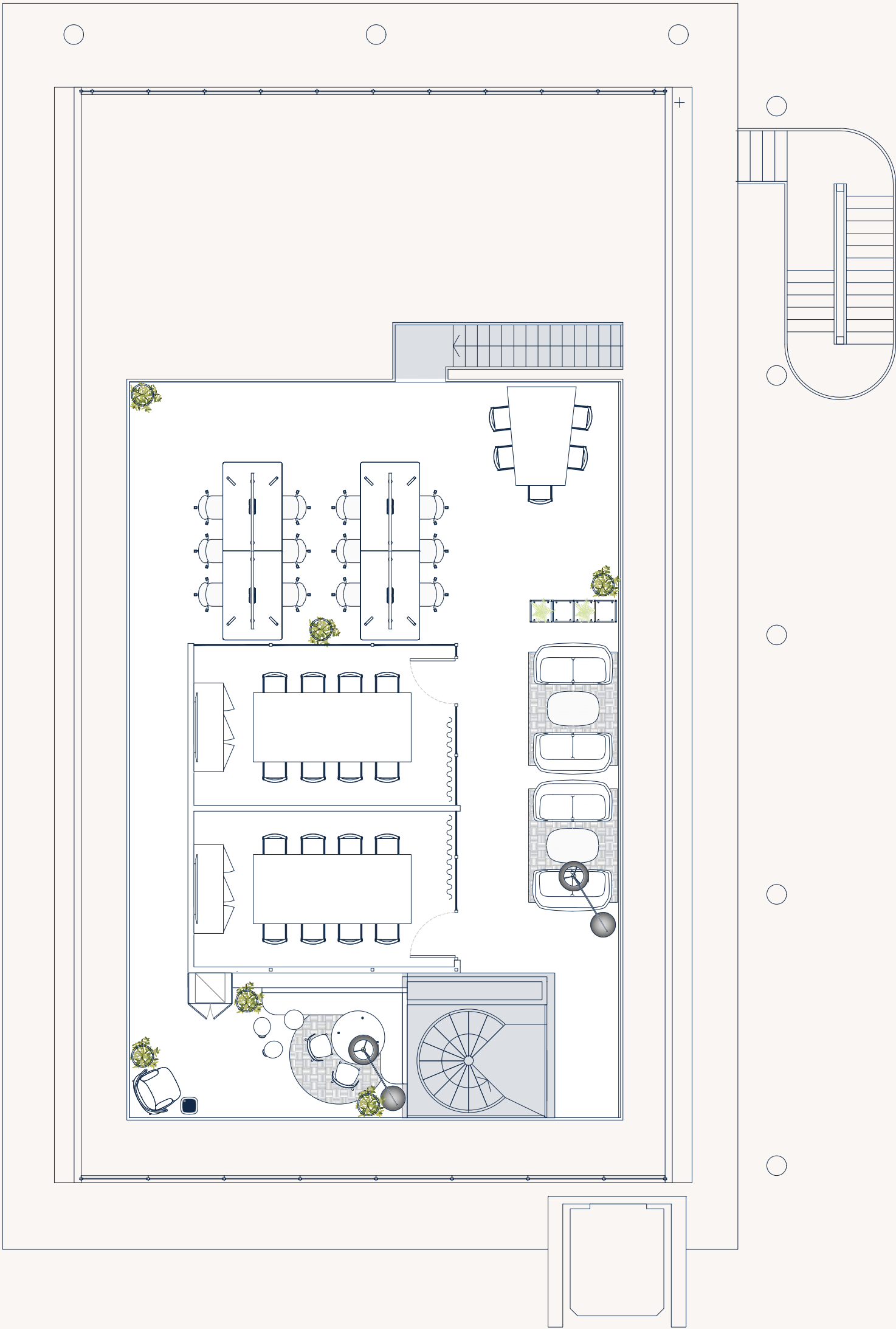
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Office

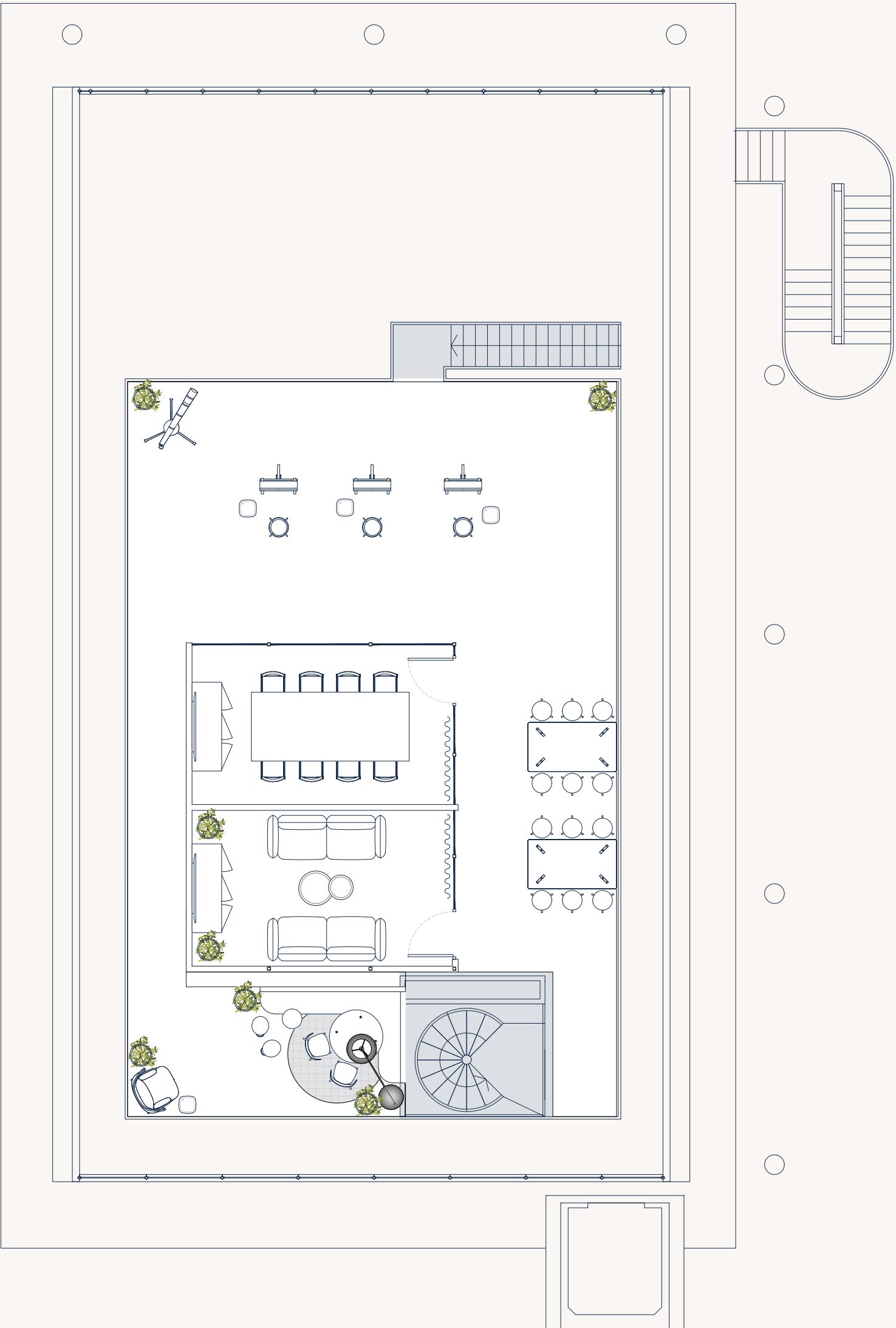
Core

Space plans not to scale. Indicative only.

GENERAL ARRANGEMENT



GENERAL ARRANGEMENT - CREATIVE



INDICATIVE FIT OUT CONCEPTS

TW2







INDICATIVE TW5 - TW6 FLOOR PLANS

FIRST FLOOR

TW5 - First floor (North)

Available 07/09/2026

274.5 sq m (2,955 sq ft)

TW6 - First floor

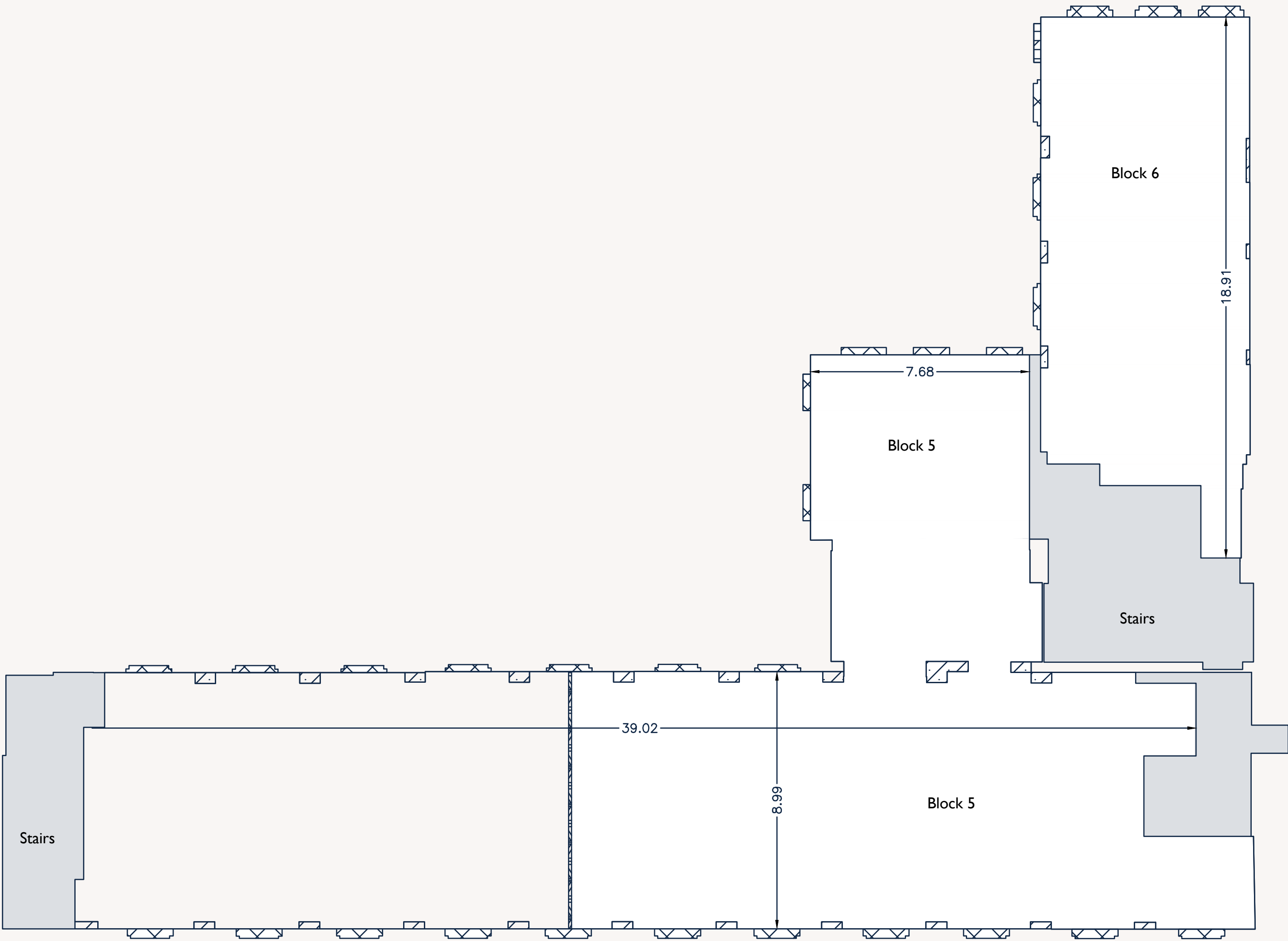
Available 07/09/2026

120.9 sq m (1,301 sq ft)

Key

Office Core

Space plans not to scale. Indicative only.



INDICATIVE TWI FLOOR PLANS

FIRST FLOOR

TWI - First floor (South)

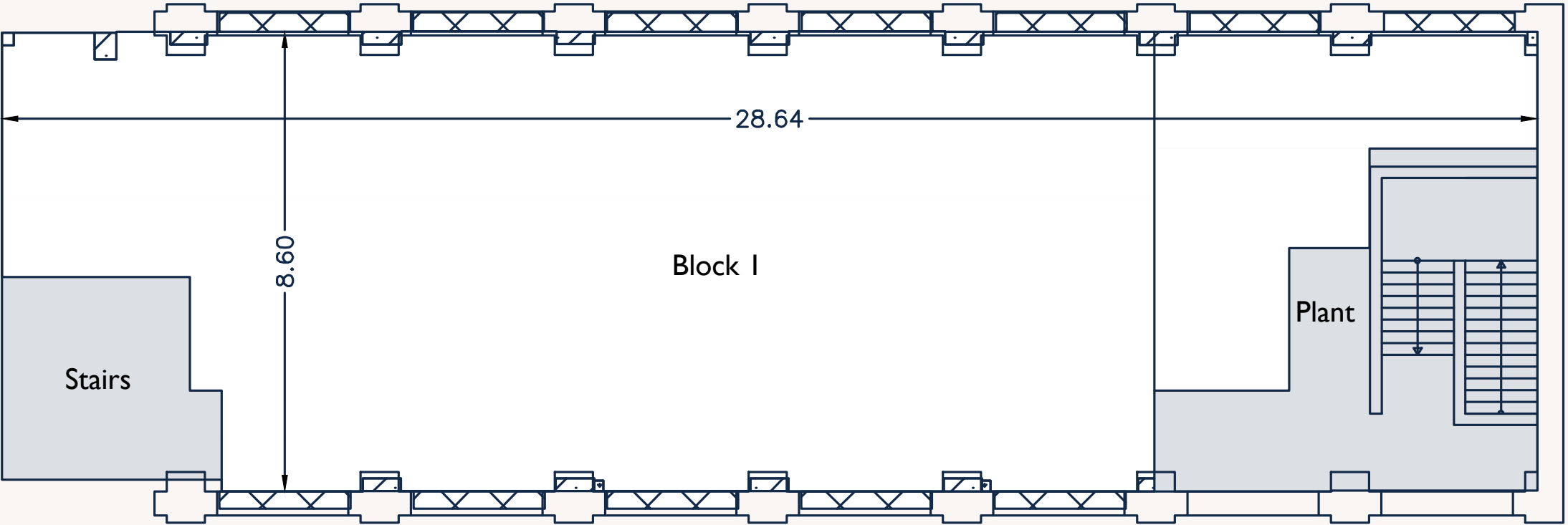
Available 07/09/2026

167.7 sq m (1,805 sq ft)

Key

Office Core

Space plans not to scale. Indicative only.





FURTHER INFORMATION

thameswharfstudios.co.uk

TERMS

New FRI lease(s) for a term by arrangement.

VIEWING

For further information or to arrange a viewing,
please contact the joint sole agents.

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