



Converted three story former warehouse studio style offices

TO LET  
approximately  
1,117 sq ft

Church Street, Chiswick, London W4 2PD

THAMES  
WORKS



# THAMES WORKS

Church Street, Chiswick W4 2PD

## KEY

- |                                  |                 |
|----------------------------------|-----------------|
| 1. Mawson Arms & Fullers Brewery | 2. The George   |
| 3. High Road House               | 4. La Trompette |
| 5. Sainsbury Local               | 6. Black Lion   |



1



2

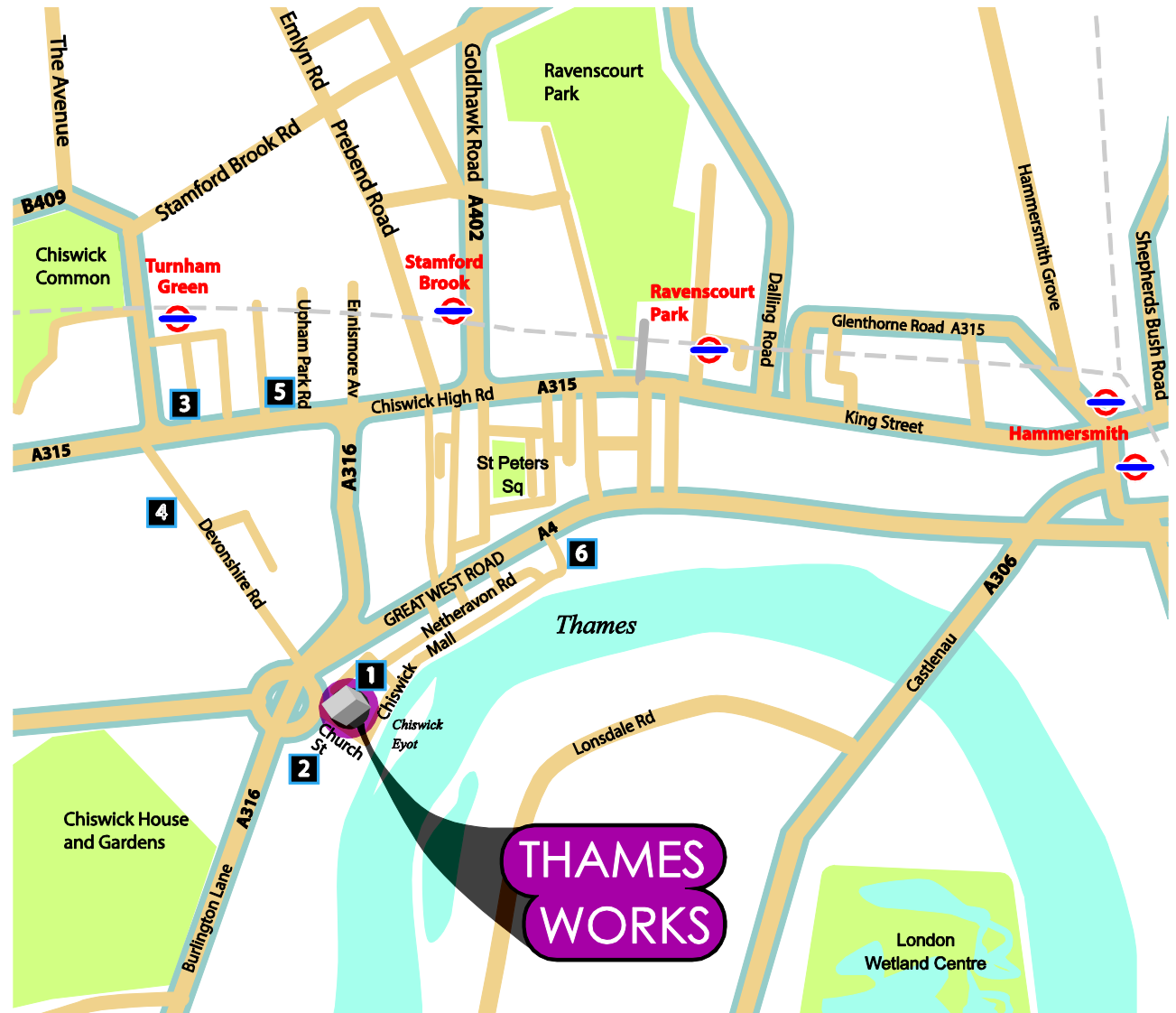


3



Thames Works

View towards Thames House from the river





# THAMES WORKS

Church Street, Chiswick W4 2PD

## LOCATION :

Thames Works is situated in a mews behind Lamb House on the east side of Church Street, to the south of the Hogarth Roundabout (A4). The area, known as Old Chiswick, is predominantly residential and boasts numerous attractive buildings as well as being close to the River Thames. Turnham Green station (District Line) is 0.8 miles and approximately a 15 minute walk. Chiswick Overground is 0.9 miles and just over a 15 minutes' walk. The A4/M4 motorways providing access to the West End, Heathrow Airport and the M25 are close by.

## DESCRIPTION :

Thames Works currently arranged as open plan office space on ground and 2 upper floors providing character, warehouse style office space.

## AMENITIES :

Exposed beams	Superb natural light	Close to river Thames
Newly refurbished	Ceiling height of 3.1 meters	Self-contained

## ACCOMODATION :

FLOOR	SIZE SQ FT	SIZE SQ M
First floor	1,117 sq ft	103.77 sq m

<b>RENT :</b>	£35.00 per sq ft
<b>TERMS :</b>	Available on a new lease on flexible terms to be agreed.
<b>RATES :</b>	To be confirmed with local authority.
<b>SERVICE CHARGE :</b>	£3 per sq ft approximately.
<b>EPC :</b>	Waiting on assessment.

**FOR FURTHER INFORMATION  
PLEASE CONTACT SOLE AGENTS**

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