

BOTANIC HOUSE

309-317 CHISWICK HIGH ROAD LONDON W4 4HH



FOR SALE OR TO LET

GROUND FLOOR COMMERCIAL UNIT (A1 & A2)
4,951 sq ft (460 sq m) VIRTUAL FREEHOLD
NEW MIXED USE SCHEME

BOTANIC HOUSE



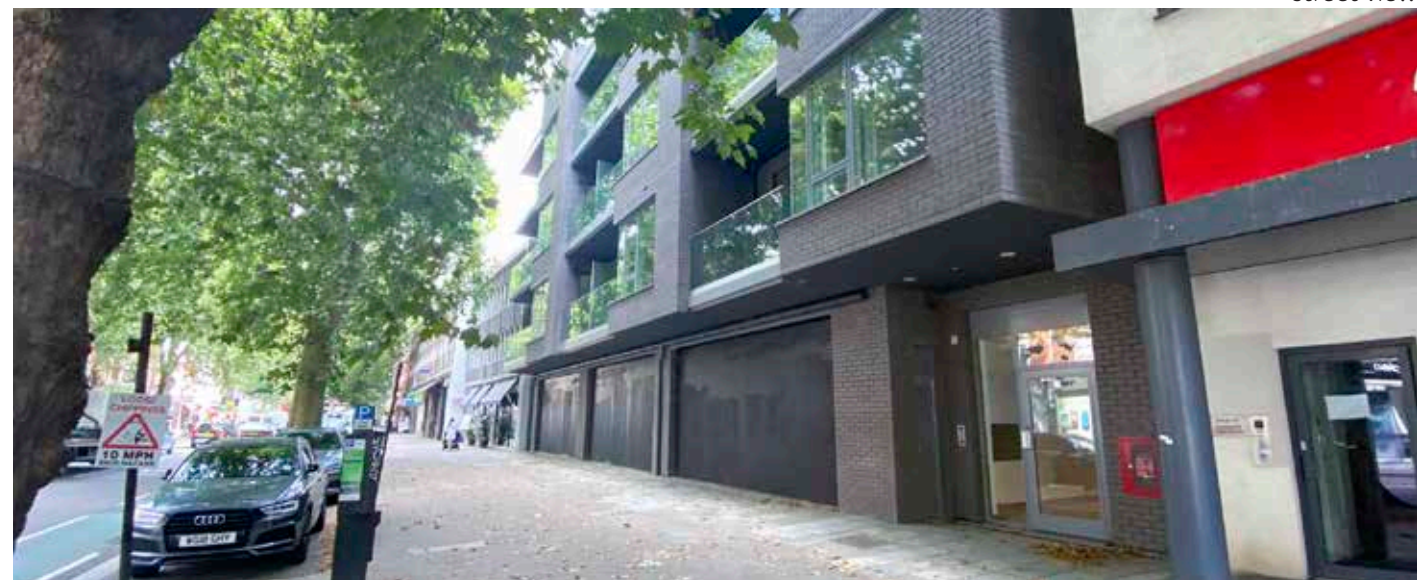
DESCRIPTION

The proposed scheme comprises a four storey mid terrace building with planning permission for commercial on the ground and residential above. The scheme also features an underground car park, accessible from the rear courtyard,

The ground floor can be taken as one large unit or divided in to a maximum of 3 units.

USE

The retail space will be suitable for A1 & A2, uses and may also be suitable for D1 and D2 (subject to the necessary planning consent being obtained).



street view

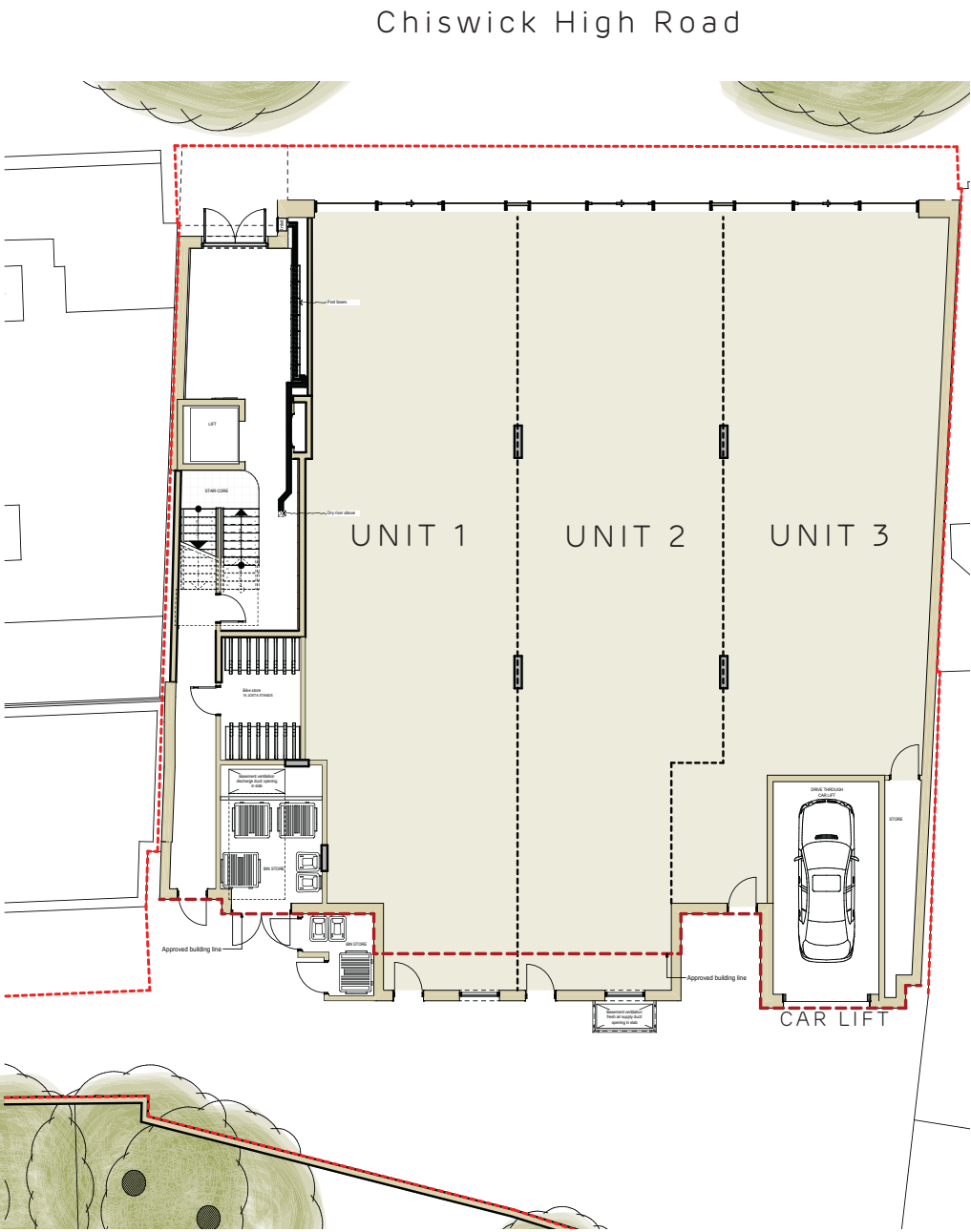
BOTANIC HOUSE

GROUND
FLOOR
PLAN

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 April 2023

ACCOMMODATION

UNIT	SIZE SQ FT	SIZE SQ M	RENT PA	GUIDE PRICE
unit 1	1,701	158	£73,874	£950,000
unit 2	1,668	155	£72,441	£950,000
unit 3	1,582	147	£68,706	£1,000,000
whole	4,951	460	£215,000	£2,800,000



CHISWICK GARDENS



A GREAT LOCATION

The premises are prominently situated on the south side of Chiswick High Road close to its junction with Marlborough Road. The area is very well served by public transport with Chiswick Park (District line) and Gunnersbury (District line

and Overground to Richmond, North London & Stratford) both within easy walking distance. Established restaurants, leisure and recreational facilities are close in proximity such as La Trompet, High Road House and Starbucks.

CHISWICK AREA GUIDE

Identified in the London Plan as a major centre in Greater London, Chiswick is a significant area that features an expanding commercial presence. Attracted by regeneration and favourable transport connections to important destinations throughout West London and beyond, businesses are taking advantage of growing retail and office space situated throughout Chiswick.

GETTING AROUND

Hammersmith.....	8 mins
Paddington	20 mins
Heathrow Terminals 1, 2 & 3	26 mins
Victoria	27 mins
Waterloo	33 mins
Kings Cross St Pancras.....	36 mins

Times taken Gunnersbury Station (source: citymapper.com)

PUBLIC TRANSPORT CONNECTIONS INCLUDE:

Chiswick Park Station

(District Line trains) 0.2 miles 4-minute walk

Gunnersbury Station

(District and Over ground trains) 0.3 miles 7-minute walk

Chiswick High Road (A315) provides quick and easy access to the A4/M4 which is just to the west of the building. Numerous bus services operate on Chiswick High Road.

BOTANIC HOUSE



ACCOMMODATION

Entire ground floor 4,951 sq ft (460 sq m)
Potential to split into 3 units of 1,582 sq ft (147 sq m),
1,668 sq ft (155 sq m) and 1,701 sq ft (158 sq m) approximately.

GUIDE RENT

£215,000 per annum exclusive of rates and service charge

GUIDE PRICE (virtual freehold)

£2.75 million based upon a
shell and core specification.

VAT

Applicable on the purchase price

TERMS

Available on a new 999 year lease
at a peppercorn rent.

GUIDE RATES

To be assessed

EPC

To be assessed

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TURNHAM
GREEN
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