

Prime West London
HQ technology hub

272 Gunnersbury Avenue
Chiswick W4 5QB



REPRICED



- Let to Carallon Limited on a lease expiring 5th June 2032, providing close to 7 years unexpired term.
- Tenant recently removed 2028 break option demonstrating commitment to the asset.
- Freehold.
- High quality, refurbished office building, comprising 32,843 sq ft NIA.
- Comprehensively refurbished in 2020/21.
- Strong ESG credentials with EPC of B.
- Total passing rent £1,223,992 per annum, reflecting a low £37.26 per sq ft.
- Less than an eight minute walk to Gunnersbury Underground and Kew Bridge Station.
- Located next to Junction 1, M4.
- 52 onsite car parking spaces (1:631 sq ft).
- Significant development underway in immediate area at up to 24 storey in height.

Offers are invited for the freehold interest in excess of **£13,000,000**, subject to contract and VAT.

Net initial yield of 8.82% and low capital value of £395 per sq ft assuming purchasers costs of **6.72%**.



The immediate area is undergoing significant development with consented schemes for over 2m sq ft of new floor space.

The property is located next to Chiswick Park, one of Europe’s top business parks, consisting of 12 HQ office buildings, totalling 1.8m sq ft.

Some of the premier car showrooms in the UK are in the vicinity and major self storage occupiers.



High Road House Brasserie



Franco Manca



Ozwald Copplepot Coffee Shop



Parle Pantry



Gunnersbury Park



CONNECTIVITY

TRAIN & UNDERGROUND			
Station	Miles	Mins	
Gunnersbury	0.5	8	🚉
Kew Bridge	0.6	9	🚉
Acton Town	1.2	15	🚉

AIRPORT			
By Car	Miles	Mins	
Heathrow Airport	9	13	✈️

ROAD			
M25 / M4 Interchange	0.9	12	🚗
M4, Junction 1	0.3	01	
M4, Junction 2	0.9	02	
M3	10	15	
A40	14	10	

BUSES			
E3 (Greenford/Chiswick)			🚌
To Chiswick every 7–10mins			
H91 (Greenford/ Ealing Common)			
To Hammersmith every 7–10mins			



Rover Thames







GUNNERSBURY
TUBE AND
OVERGROUND
STATION

RIVER
THAMES

KEW BRIDGE
STATION

KEW BRIDGE
RISE

GTECH
STADIUM

BRENTFORD
WORKS

FOURTH MILE
1M SQ FT
MIXED USE
DEVELOPMENT
SITE

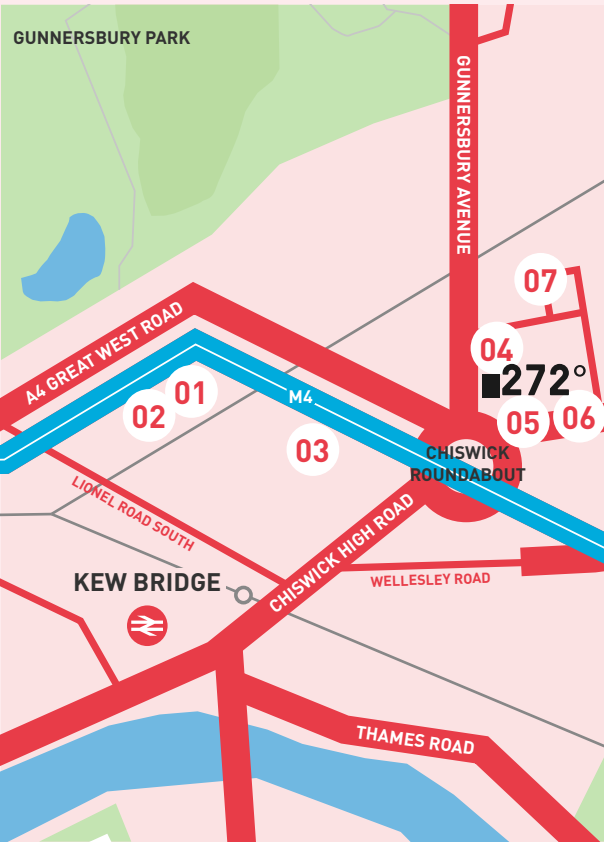
NEW 10
STOREY
SELF STORAGE
SITE

HOLLY HOUSE
24 STOREY
DEVELOPMENT
SITE

272°

CHISWICK
ROUNDABOUT

M4
MOTORWAY



961 GREAT WEST ROAD

Owner/ Developer	Big Yellow Self Storage Ltd
Scheme	7 storey self-storage facility.
Status	PC 2012.



963 GREAT WEST ROAD

Owner/ Developer	GWR Investment Motors Limited
Scheme	4 storey, KIA showroom.
Status	PC 2015.



WEST LONDON VOLKSWAGEN

Owner/ Developer	VW Group
Scheme	4 storey, car showroom.
Status	PC 2014.



266-270 GUNNERSBURY AVENUE

Owner/ Developer	Shurgard
Scheme	8 storey, self-storage facility.
Status	PC 2024.



634 CHISWICK HIGH ROAD

Owner/ Developer	Stellantis NV
Scheme	4 storey, Stellantis & You Peugeot West London car showroom.
Status	PC 2020.



632 CHISWICK HIGH ROAD

Owner/ Developer	Travelodge
Scheme	6 storey, 113 room, Travelodge hotel.
Status	PC 2025.



STUDIO 5, POWER ROAD STUDIOS

Owner/ Developer	Feldberg Capital
Scheme	5 storey, 35,000 sq ft office building.
Status	PC 2024.

272 Gunnersbury Avenue comprises 32,843 sq ft (3,051 sq m) NIA of office accommodation arranged around a central atrium and over ground and three upper floors. The building was constructed in the 1999 and comprehensively refurbished in 2020/21.

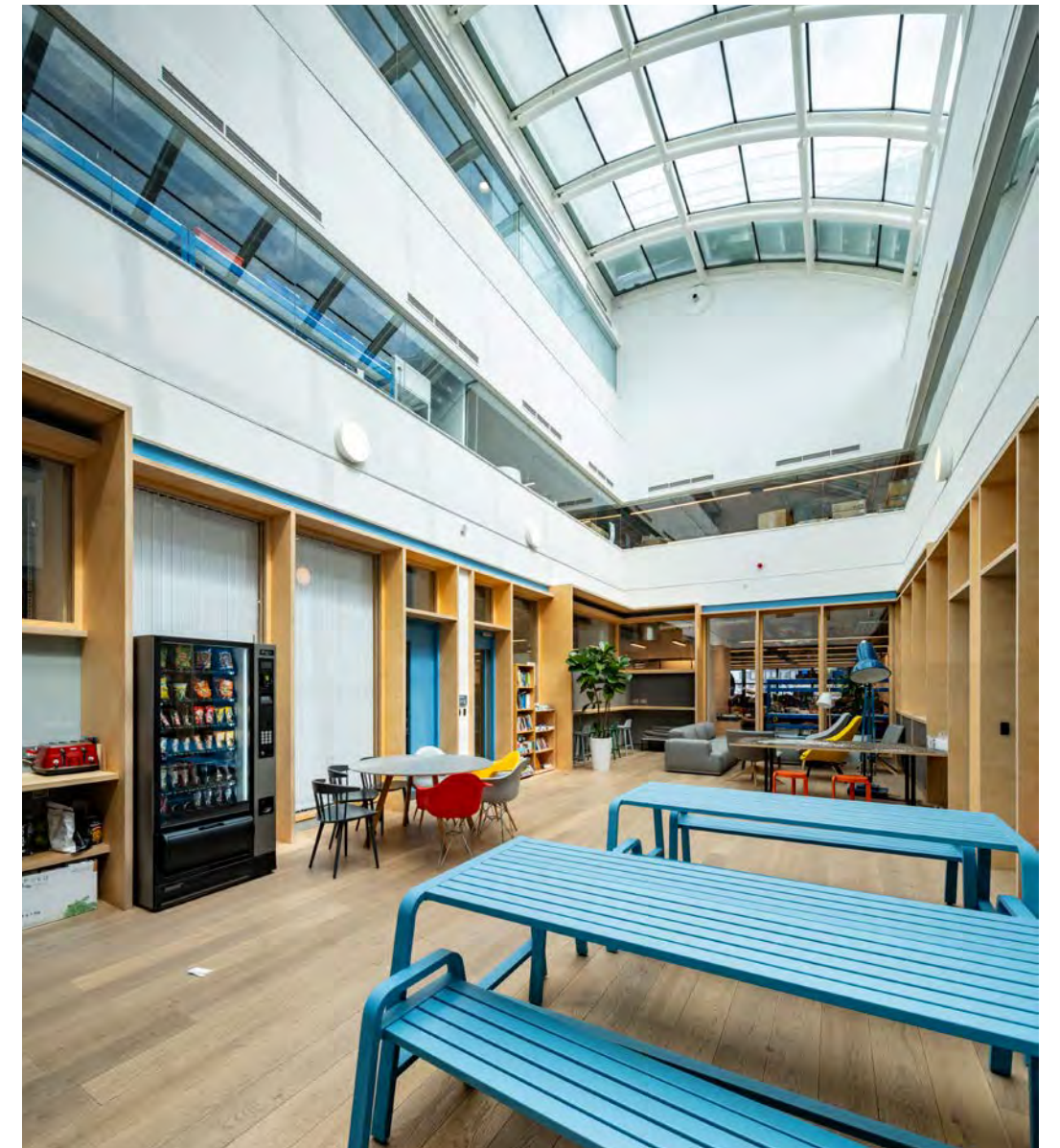
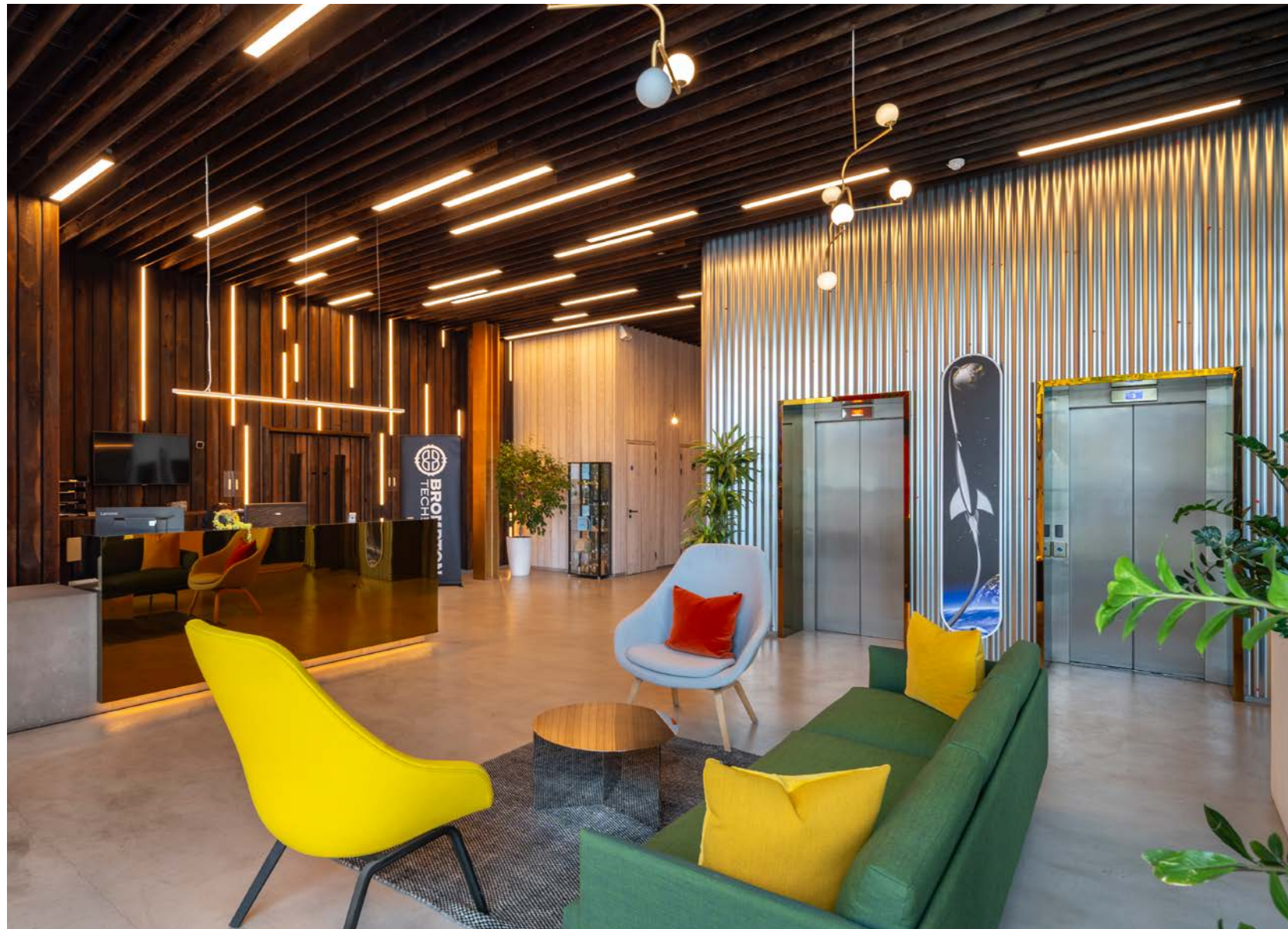





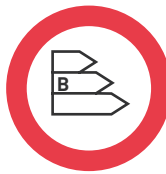
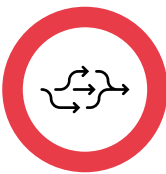







Image dated 2021

The property comprises extensive roof terraces to the third floor, alongside substantial shower facilities provided on the ground floor.

The property provides up to 52 onsite car parking spaces (1:631 sq ft) which are accessed via a gated system.

SUMMARY SPECIFICATION

- | | | | |
|---|--|---|--|
| 
Fully refurbished office accommodation with 1:8 sq m density | 
Highly prominent location | 
Double height atrium reception | 
EPC Rating B and Green Lease Clauses |
| 
Roof terraces | 
Day 1 high speed fibre connection | 
Cycle storage | 
LED lighting throughout |
| 
New air conditioning system | 
Exposed services | 
52 parking spaces on site | 
Shower and changing facilities |





The property is of steel portal frame construction. The large, open plan floor plates allow excellent natural light, and the central atrium offers a break out area for the Tenant.

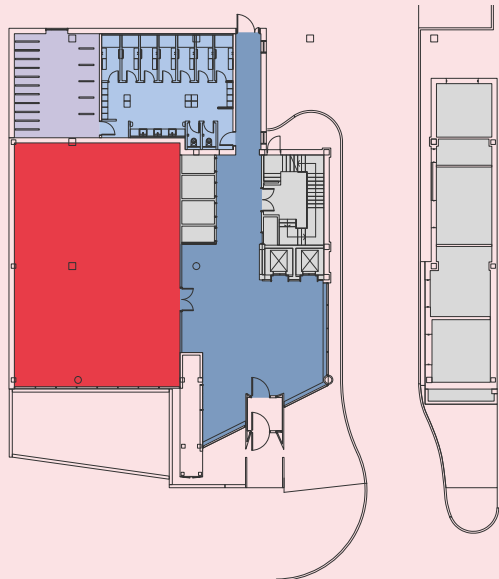
SCHEDULE OF AREAS

The Property has been measured by Plowman Craven, in accordance with the RICS Code of Measuring Practice (6th Edition), and comprises the following gross and net internal areas.

FLOOR	USE	SQ M NIA	SQ FT NIA	SQ M GIA	SQ FT GIA	ANCILLARY SQ FT
Third	Office Terrace	642.4	6,915	742.8	7,995	3,780
Second	Office	1,031.1	11,099	1,123.0	12,120	
First	Office Atrium	1,015.0 83.6	10,925 900	1,214.3	13,071	
Ground	Office Reception Showers / Changing Room Bike Store	167.4 111.7	1,802 1,202	453.6	4,883	637 410
TOTAL		3,051.2	32,843	3,553.7	38,069	

GROUND FLOOR

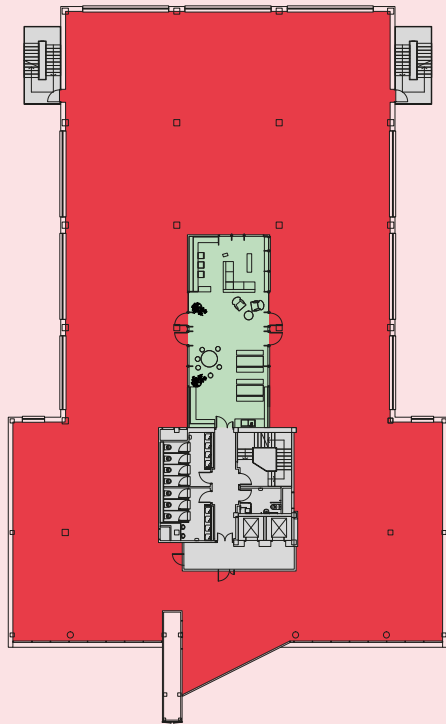
Office 1,802 sq ft / 167.4 sq m (NIA)
Reception 1,202 sq ft / 111.7 sq m (NIA)
Showers/Changing 637 sq ft / 59.17 sq m
Bike Store 410 sq ft / 38.09 sq m



Gunnersbury Avenue

FIRST FLOOR

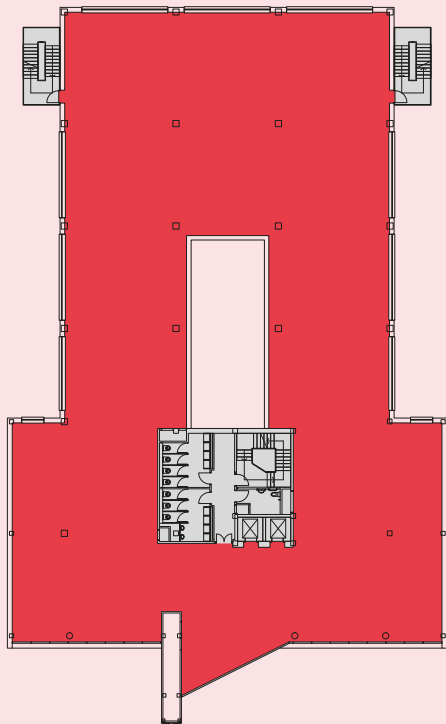
Office 10,925 sq ft / 1,015.0 sq m (NIA)
Atrium 900 sq ft / 83.61 sq m (NIA)



Gunnersbury Avenue

SECOND FLOOR

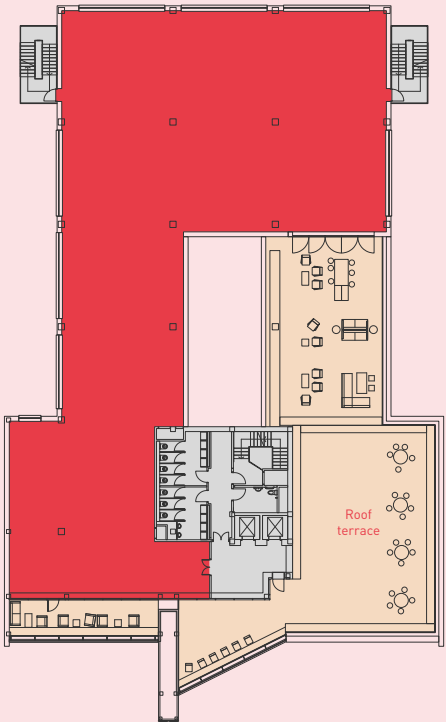
Office 11,099 sq ft / 1,031.1 sq m (NIA)



Gunnersbury Avenue

THIRD FLOOR

Office 6,915 sq ft / 642.4 sq m (NIA)
Terrace 3,780 sq ft / 351.17 sq m



Gunnersbury Avenue

● Office ● Core ● Reception ● Bike Store
● Showers / Changing Rooms ● Atrium ● Terrace

For indicative purposes only, not to scale.





The main office core is arranged around the central atrium and includes refurbished WC facilities on each floor. Shower, changing and cycle storage facilities were provided as a part of the recent comprehensive refurbishment.

The double height reception area is fully glazed with an abundance of natural light.



The property is let to Carallon Limited (Company Number: 05047798) on an FRI lease for a term to expire 5th June 2032, providing close to 7 years unexpired term. The lease excludes provisions of sections 24–28 of the 1954 L&T Act.

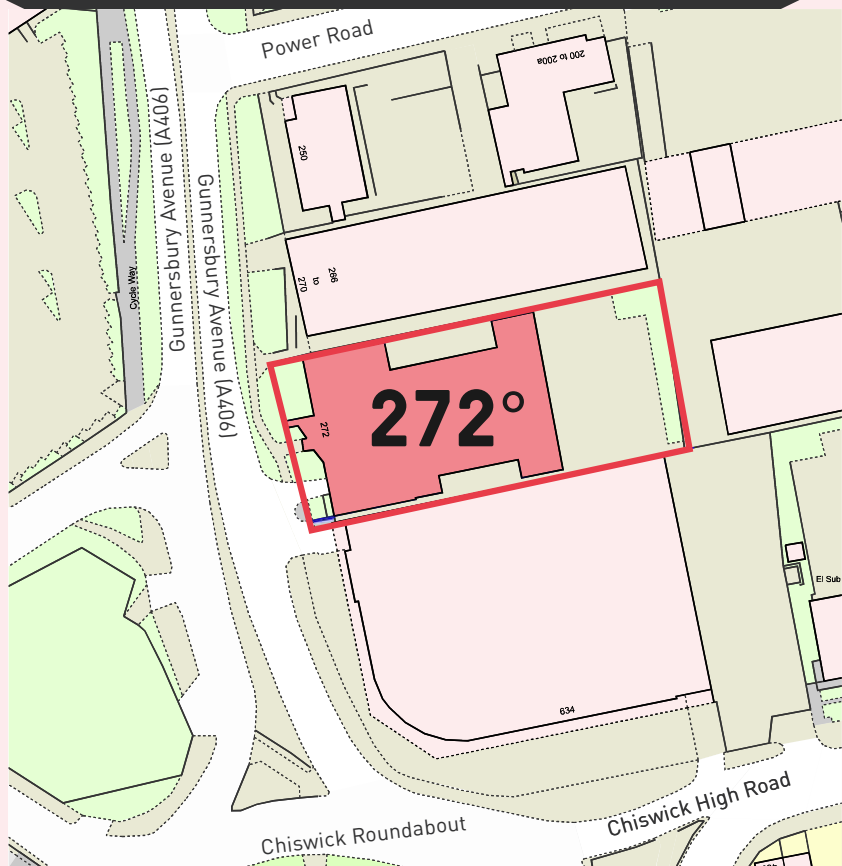
The Tenant will be require to reinstate part first floor to a CAT A+ specification on lease expiry.

The Lease is subject to a Deed of Variation removing the 2028 tenant option to break and the 2027 rent review. The tenant is required to replace the roof by May 2026.

The roof works will be documented via a Schedule of Condition, within 20 days of PC.

The current passing rent is £1,223,992 per annum and is fixed until expiry.

The Landlord holds a deposit to the value of £805,000 which is inclusive of VAT and interest accrued.



TENURE

Freehold
Freehold (Title Number: NGL191393).

There are two telecoms leases on the property and the tenant benefits from the income received.



WWW.CARALLON.COM
D&B RATING: 3A1

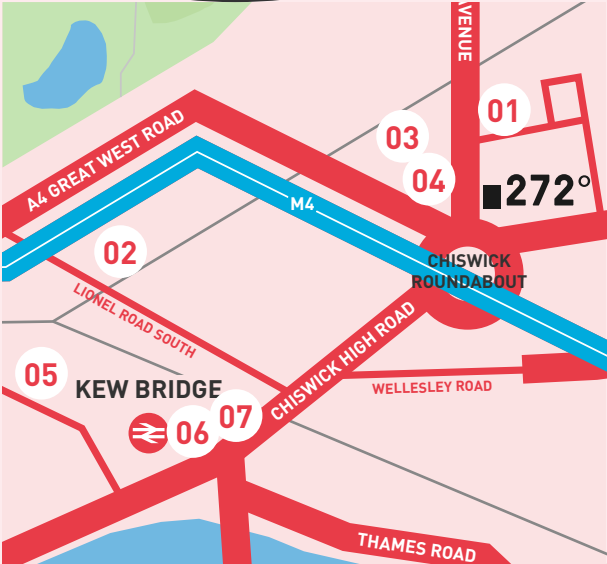
- o Carallon build industry leading entertainment technology products used on sets of blockbuster films, TV and world tours of international superstars.
- o Their technologies are utilized globally, featuring in diverse settings like theme parks, museums, airports, art installations, and live performances by international artists.
- o Founded in 2004 in London, Carallon Limited is a product development company specializing in control systems for the entertainment industry, including lighting, video, and automation technologies.
- o Carallon has launched successful spin-off companies, such as Pharos Architectural Controls and Brompton Technology, both recognized for their award-winning products in architectural lighting and LED video processing, respectively.

THREE YEAR ACCOUNTS

Year	2024	2023	2022
Turnover	£29,960,912	£36,477,450	£19,599,669
Net Current Assets	£9,719,487	£8,588,775	£6,940,351
NET PROFIT	£1,516,019	£3,148,677	£1,815,906



West London's most active development micro location with over 2m sq ft being built out in schemes up to 24 storey in height



HOLLY HOUSE (CHISWICK ROUNDABOUT SITE)

Owner/ Developer	Starbones Limited
Scheme	24 storey tower, providing 252 units Approx 50,000 sq ft commercial space. Treble storey basement parking and six garden terraces.
Status	Consented scheme January 2023.



250 GUNNERSBURY AVENUE

Owner/ Developer	Hold Self Storage
Scheme	10 storey, art deco style, self-storage facility.
Status	Consented scheme September 2024.



VERDO KEW BRIDGE

Owner/ Developer	EcoWorld London
Scheme	17,250 capacity Brentford Community Stadium. Three buy to rent towers, providing 900 units.
Status	PC 2022.



BRENTFORD WORKS (27 GREAT WEST ROAD/ SEGAL BUILDING SITE)

Owner/ Developer	Tikehau Capital with Arel Development
Scheme	Five residential towers, ranging from 15-19 storeys, providing 856 units. Approx 17,000 sq ft retail, 30,000 sq ft co-working and 59,000 sq ft workshop accommodation. Land set aside for new train station and direct links to Gunnersbury Park.
Status	Resolution for Approval September 2025.



1-4 CAPITAL INTERCHANGE WAY

Owner/ Developer	Telford Homes & Catalyst
Scheme	18 storey tower, providing 420 units and 45,000 sq ft commercial accommodation.
Status	PC 2025.



FOURTH MILE (B&Q SITE)

Owner/ Developer	Blackrock / BA Pension Fund with Reef Development
Scheme	4 three, up to 16 storey, towers providing 234 units. 14 storey, hotel (four star), providing 210 beds with retail units, cinema, gym and spa. Central plaza with amenity space and 350 car parking spaces in double storey basement. Scheme to incorporate roof passenger drone landing pad.
Status	Consented scheme April 2023.



KEW BRIDGE RISE

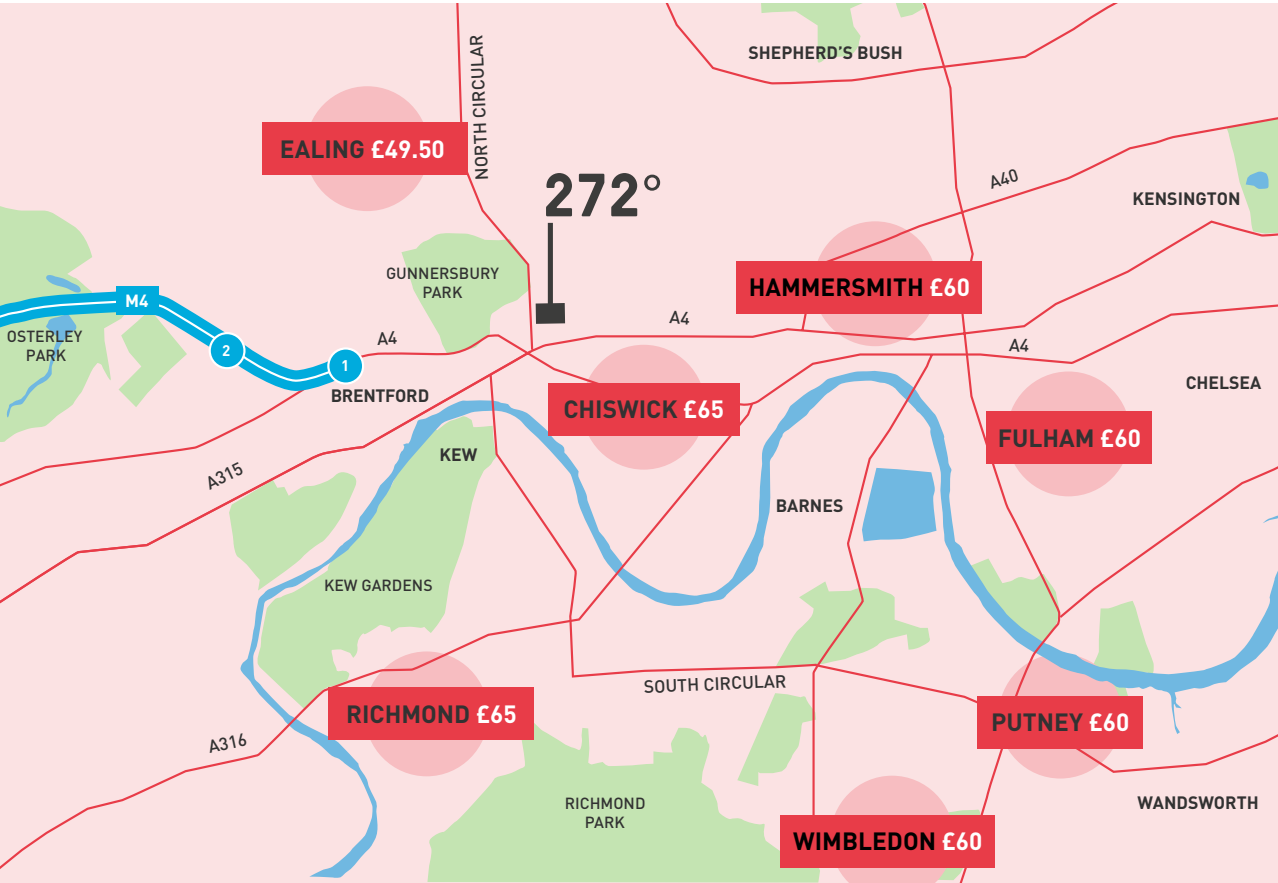
Owner/ Developer	L&Q & Hill Homes
Scheme	18 storey tower, comprising 441 new homes and ancillary amenities.
Status	PC 2026.

The West London submarket incorporates established office locations including Chiswick, Ealing, Hammersmith, Richmond and White City.

Chiswick was the best performing West London submarket in 2024 with 117,295 sq ft, accounting for of 35% of the market take up.



RENTAL MAP (PSF)



KEY 2025 WEST LONDON LETTINGS

Date	Address	Size (sq ft)	Rent Psf	Lease Length/ Break (Years)	Tenant
U/0	5, Power Road Studios	5,979	£47.50	10 / 5	Confidential
U/0	Studio 5, Power Road Studios	3,221	£46.00	10 / 5	Confidential
Aug 25	25 Ealing Cross, Ealing	4,774	£45.00	5	LeGrand
Jul 25	Lindt House, Richmond	29,461	£61.75	15 / 10	Lindt
Jul 25	25 Ealing Cross, Ealing	4,761	£47.50	10 / 5	Hanshow
Jun 25	Building 6, Chiswick Business Park	48,322	£49.10	8 / 3	Worley Parsons
Jun 25	245 Hammersmith Road, Hammersmith	12,706	£56.00	10 / 5	Insulet Healthcare
May 25	New Timber Yard, Hammersmith	2,250	£60.00	5 / 3	Ava Reps
Mar 25	New Timber Yard, Hammersmith	2,884	£57.50	5 / 3	Vinci Construction
Jan 24	One Eton Street, Richmond	7,218	£57.50	10 / 5	Bazooka Candy

Activity in the greater London and south east office investment market has seen a significant uptick in activity over the past 12 months. Investors are increasingly attracted by the recovering occupational markets and discounted yields in comparison to central London.



ONE LYRIC SQUARE
HAMMERSMITH

Date	September 2025
Size	103,374 sq ft
Tenant	Fora
WAULT	13 years
Price	£57.06m
NIY	8.78%
Capital Value (PSF)	£551



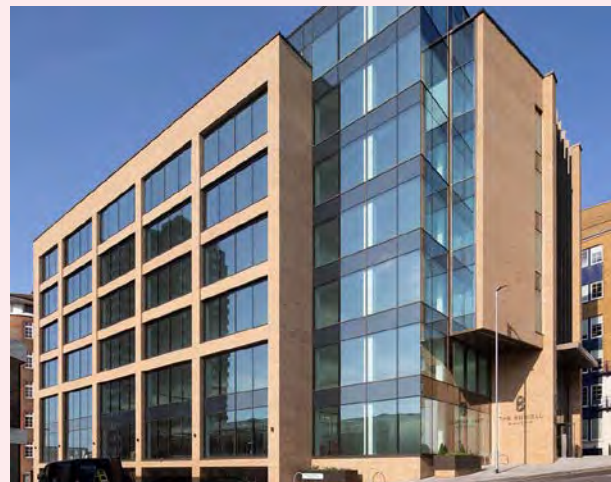
ENTERPRISE CENTRE
READING

Date	July 2025
Size	55,746 sq ft
Tenant	Reading University
WAULT	11 years
Price	£17.18m
NIY	8.8%
Capital Value (PSF)	£308



CIRCUS STREET
BRIGHTON

Date	June 2025
Size	32,116 sq ft
Tenant	Multi let
WAULT	3.8
Price	£12.1m
NIY	8.5%
Capital Value (PSF)	£358



THE BRINELL BUILDING
BRIGHTON

Date	March 2025
Size	63,492 sq ft
Tenant	Multi let
WAULT	4.6 years
Price	£27m
NIY	7.5%
Capital Value (PSF)	£425



10 VICTORIA STREET
BRISTOL

Date	December 2024
Size	47,732 sq ft
Tenant	Multi let
WAULT	3.2 years
Price	£23.1m
NIY	7.2%
Capital Value (PSF)	£483



FORGE
WOKING

Date	December 2024
Size	75,000 sq ft
Tenant	Multi let
WAULT	2.9 years
Price	£26.34m
NIY	9.4%
Capital Value (PSF)	£346



QVC
CHISWICK PARK

Date	August 2024
Size	126,188 sq ft
Tenant	QVC UK Ltd
WAULT	9 years
Price	£48m
NIY	8.8%
Capital Value (PSF)	£380

VAT

The Property is elected for VAT and as such, it is anticipated that the transaction will be treated as a transfer of going concern (TOGC).

EPC

A copy of the Energy Performance Certificate (EPC) is available in the Data Room.

DATA ROOM

Access to an online Data Room containing vendor surveys and further information is available on request.

AML

Satisfactory anti-money laundering and compliance information will be required of the purchaser.

PROPOSAL

Offers are invited for the freehold interest in excess of **£13,000,000** subject to contract and VAT, which reflects a **net initial yield of 8.82%** and **low capital value of £395 per sq ft** assuming purchasers costs of 6.72%.

CONTACT

For further information or to arrange an inspection of the property, which must be undertaken strictly by appointment, please contact the sole agents:



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