



2nd Floor

Voysey House, Sandersons Lane, London, W4 4PH

The finest new office in Chiswick

3,442 sq ft
(319.77 sq m)

- Exceptional warehouse-style office space
- Iconic Grade II Listed building
- Central Chiswick location close to all amenities
- Secure 24/7 access
- Available on 5 year lease
- EPC Grade A

2nd Floor, Voysey House, Sandersons Lane, London, W4 4PH

Summary

Available Size	3,442 sq ft
Rent	£58.50 per sq ft
Rates Payable	£15.56 per sq ft
Rateable Value	£96,500
Service Charge	£8 per sq ft Estimated
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (21)

Description

The second floor space in this high quality newly-refurbished Grade II listed building, constructed in 1902 is now available on a 5 year term.

The property is arranged over five floors totalling just over 15,000 sq ft. Sanderson Design Group (famous for their wallpapers) the original tenant of this building returned to their historic home in June 2024. The second floor is now surplus to their requirements.

Location

The property is located in Barley Mow Passage in the centre of Chiswick. The many shops and restaurants of Chiswick High Road are within a short walk.

Turnham Green and Chiswick Park (District Line) Underground stations are both in easy distance from the property. Access to the A4, A406 North Circular and the M4 for Heathrow Airport is approximately 0.5 miles to the south.

Specification

- Crittal-style windows
- Samsung VRF simultaneous ceiling mounted heating and cooling system;
- Natural ventilation through openable windows (mechanical ventilation in WCs),
- LED linear lighting with wall lights
- Casambi dali smart lighting control system
- Underfloor heating in WCs
- Paxton 10 Access Control System

Viewings

Strictly by arrangements with Whitman & Co Commercial, or our Joint Agents, Frost Meadowcroft.

Terms

Available on a new lease outside the Landlord & Tenant Act for a term by agreement, to include a landlord's break at the end of the 5th year.



Viewing & Further Information



Jeremy Day FRICS
020 8747 8800 | 07966 810030
jd@whitmanandco.com





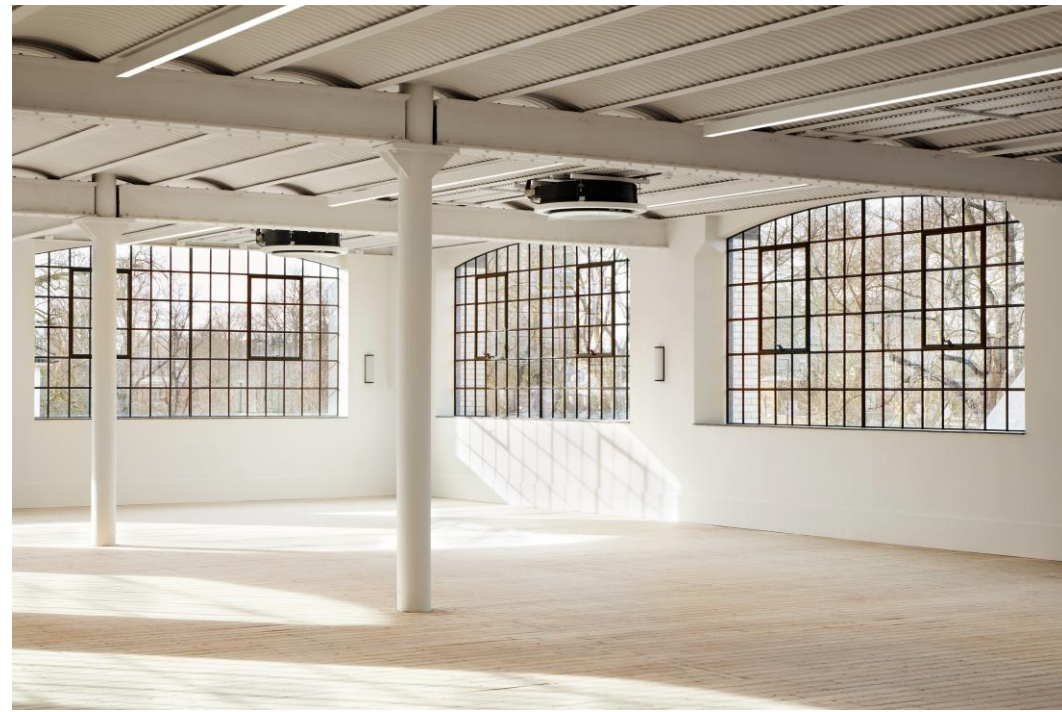


VOYSEY HOUSE

SANDERSONS LANE, CHISWICK, W4 4DS

STUDIO STYLE OFFICE 3,442 SQ FT (319.76 SQ M) REFURBISHED 2nd FLOOR OFFICE

Gallery



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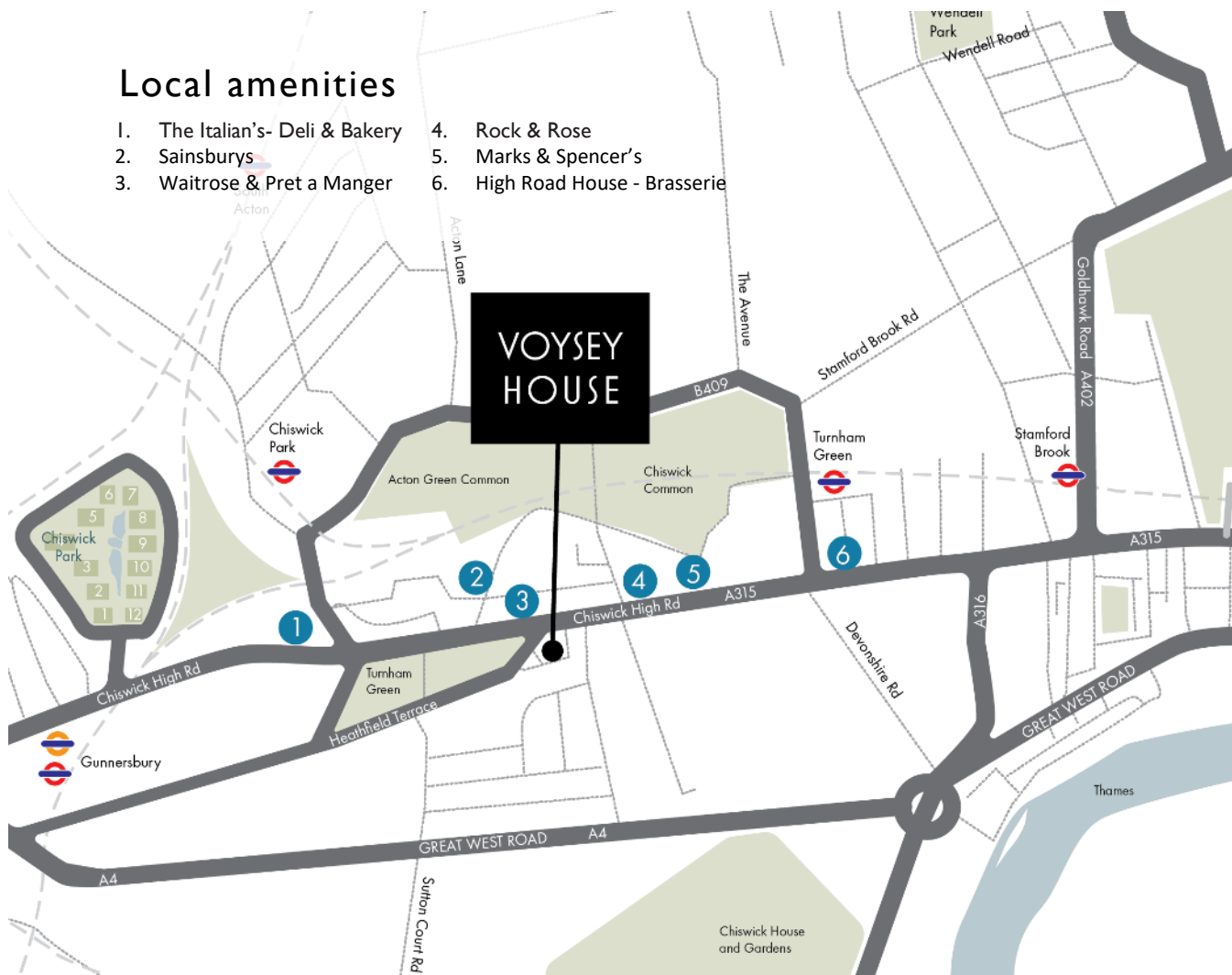
Amenities

- Vaulted ceilings
- Media-style office space
- Excellent natural light
- Town centre bars & restaurants
- Bicycle store
- Passenger lift
- High ceilings
- Secure 24/7 access
- Oak flooring



Local amenities

1. The Italian's- Deli & Bakery
2. Sainsburys
3. Waitrose & Pret a Manger
4. Rock & Rose
5. Marks & Spencer's
6. High Road House - Brasserie



Contacts

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www.frostmeadowcroft.com

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 meadowcroft
 020 8748 1200

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

Jeremy Day 020 8747 8800
commercial@whitmanandco.com

WHITMAN & CO.
 COMMERCIAL

Location

The property is located fronting Barley Mow Passage in the centre of Chiswick. Turnham Green and Chiswick Park (District Line) Underground stations are both within easy walking distance from the property. The many shops and restaurants of Chiswick High Road are also within a very short walk.

Access to the A4 (M4) and A406 North Circular, is approximately 0.5 miles to the south giving easy access to Heathrow Airport to the west.

TRANSPORT

Turnham Green Station

District & Piccadilly Lines
 8 min walk (0.5 miles)

Chiswick Park Station

District Line
 6 min walk (0.4 miles)

Gunnersbury Station

District Line & Overground
 11 min walk (0.7 miles)

South Acton Station

Overground
 12 min walk (0.7 miles)

Description

The property has recently been completely refurbished to provide exceptional office space on the 2nd floor. The building is Grade II* listed, constructed in 1902 by Charles Voysey, formerly the Sandersons Wallpaper Factory building. It has many iconic features, such as warehouse-style crittal windows and feature lighting. It also benefits from a passenger lift. The property is arranged over five floors totaling approximately 15,226 sq ft.

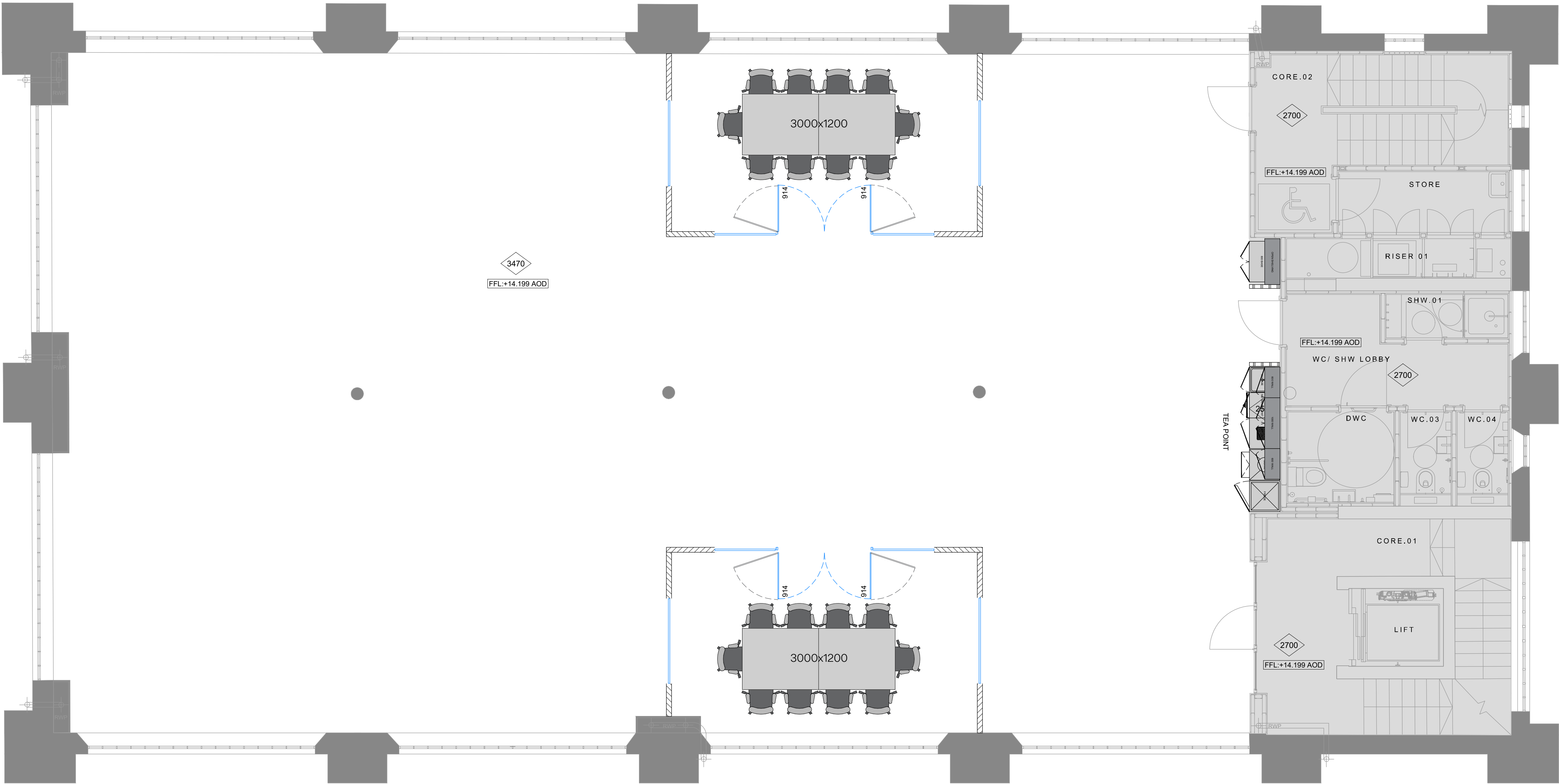
A lovely, leafy part of West London with a close-knit creative village community.

Details

ACCOMMODATION **3,442 sq ft (319.79 sq m) 2nd floor office**

RENT £58.50 per sq ft.

TERMS Available on a new lease outside the Landlord & Tenant Act for a term by agreement, to include a landlord's break at the end of the 5th year.



NOTES

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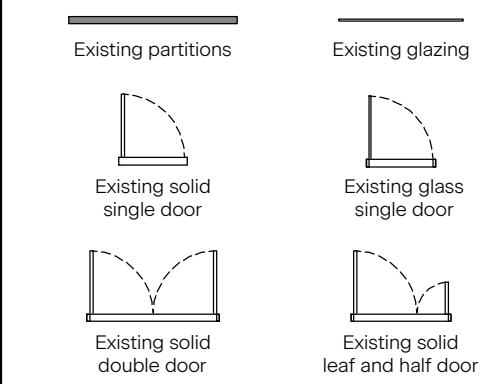
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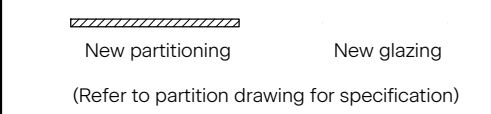
Some symbols shown may not appear in drawing, and may not be to scale. Drawing to be printed in colour.



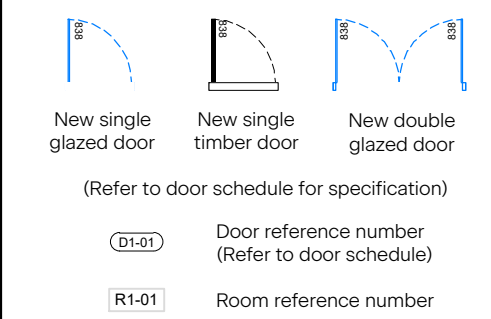
EXISTING FIT-OUT



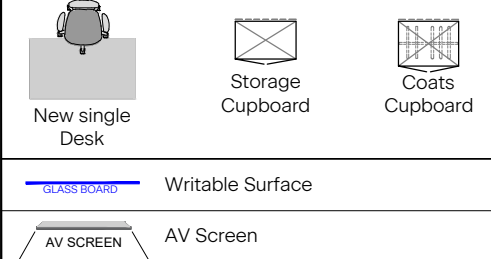
NEW PARTITIONING, GLAZING AND DOORS



NEW DOORS (REFER TO DOOR SCHEDULE)



FURNITURE & FIXED ITEMS



STATUS

- ☐ Approval / Comment
- ☐ Information Only
- ☐ Building Control
- ☒ Contract
- ☐ Construction
- ☐ As-Built

REVISION DETAIL

REV	DETAIL	BY	DATE
A+	CONTRACT ISSUE	DS	12.02.24

CLIENT

SANDERSON GROUP

PROJECT ADDRESS

**Voysey House
Barley Mow Passage
Chiswick
London**

DRAWING TITLE

**SECOND FLOOR
GENERAL ARRANGEMENT**

DWG NO: **41695-02-GA**

REVISION: **A+**

SCALE @A1: **1:100** @ A3: **1:200**

DATE: **14.08.23**

DRAWN BY: **DS**

CHECKED BY: **DB**