



5 Castle Row

Horticultural Place, London, W4 4JQ

Chiswick office building

For Sale or To Let

764 to 2,019 sq ft

(70.98 to 187.57 sq m)

- Virtual Freehold
- Self contained office building
- Arranged over Ground, 1st, 2nd & 3rd Floors
- Up to 8 car spaces (by separate agreement)
- Partially sublet - remainder vacant
- Suit owner occupier
- Outside Article 4 Directive. Neighbouring buildings in residential use

5 Castle Row, Horticultural Place, London, W4 4JQ

Summary

Available Size	764 to 2,019 sq ft
Rent	£39.50 per sq ft Areas to be confirmed
Price	Offers in excess of £1,400,000
Rateable Value	£75,450 Four separate assessments
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

Description

The property provides modern office space arranged over three floors. The second floor is currently sublet.

Location

Situated just off the central area, close to Turnham Green and the Town Hall. Chiswick Park and Turnham Green Underground stations are within 10-12 mins walk and access to the A4/M4 is within half a mile. Facilities close-by include a Sainsbury's, Waitrose, Pret a Manger, Boots, Robert Dyas & Post Office, plus many multiple-retailers, cafes and restaurants.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	764	70.98	Available
1st	893	82.96	Available
2nd	905	84.08	Occupied
3rd - Plant/Ancillary	350	32.52	Available
Total	2,912	270.54	

Terms

Offers are invited for the virtual freehold interest, subject to the existing subtenancy over the second floor.

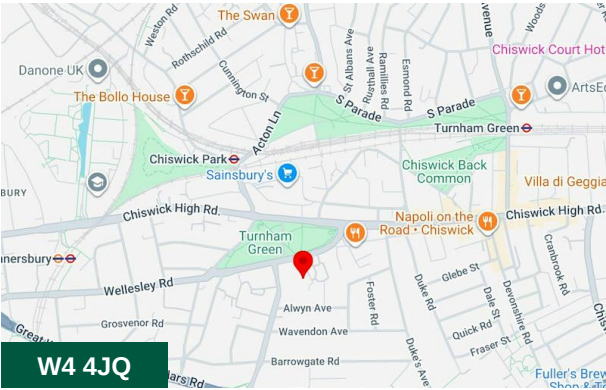
Alternatively, the property is available by way of lettings of the whole building, subject to the existing subtenancy over the second floor. The premises are to be let on an as-seen basis and are available by way of a new lease (outside the L&T Act 1954), on fully repairing terms. The landlord will entertain offers for a 10 or 15 year lease, subject to upward only rent reviews on each 5th anniversary from established businesses.

RICS Code for Leasing Business Premises

We refer you to the RICS Code for Leasing Business Premises, which provides some important guidance on commercial leasing matters.

Anti-Money Laundering Regulations

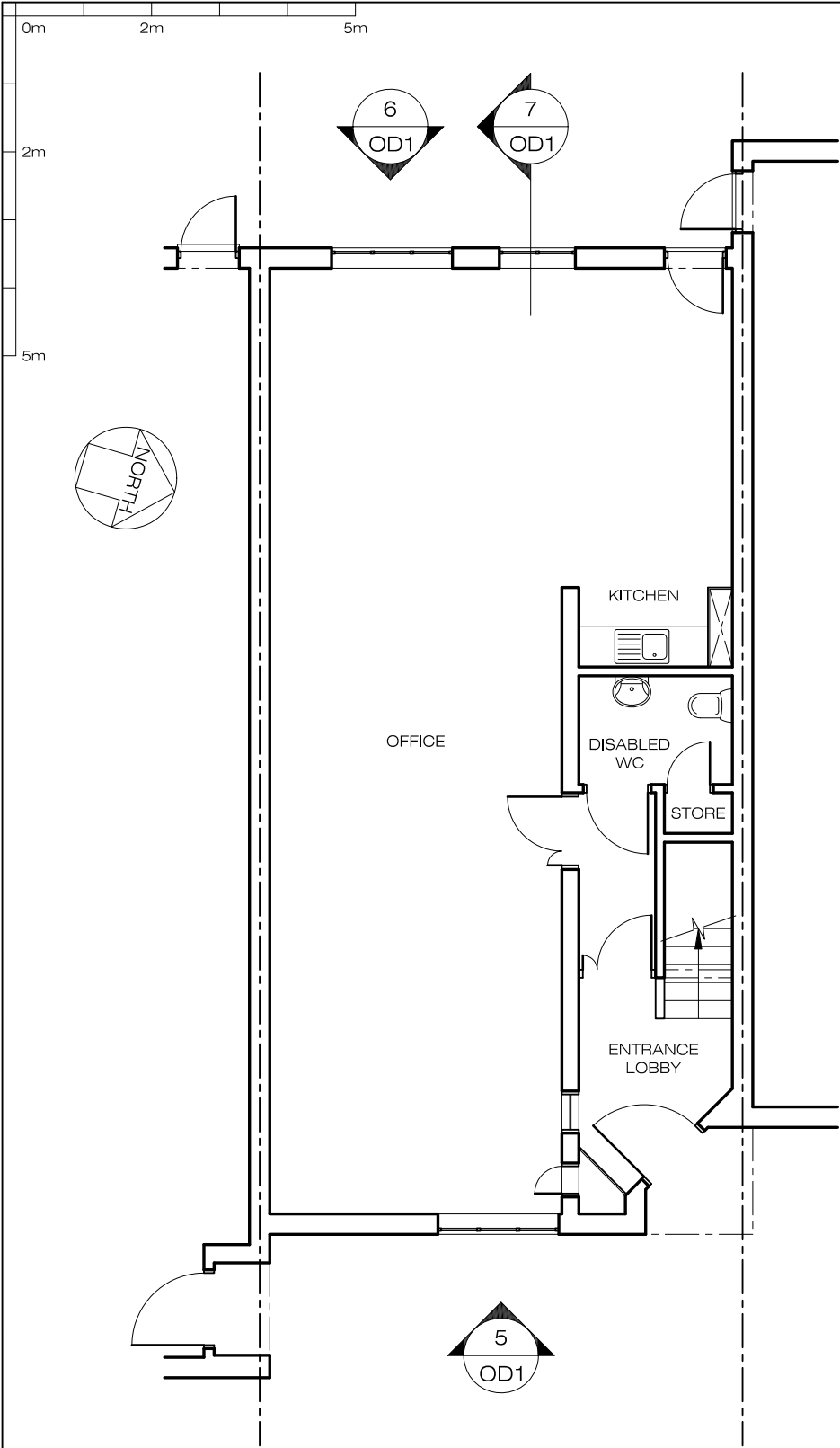
Purchasers will be required to provide identity information so Anti-Money Laundering checks can be undertaken before an offer can be accepted on any property that we are marketing.



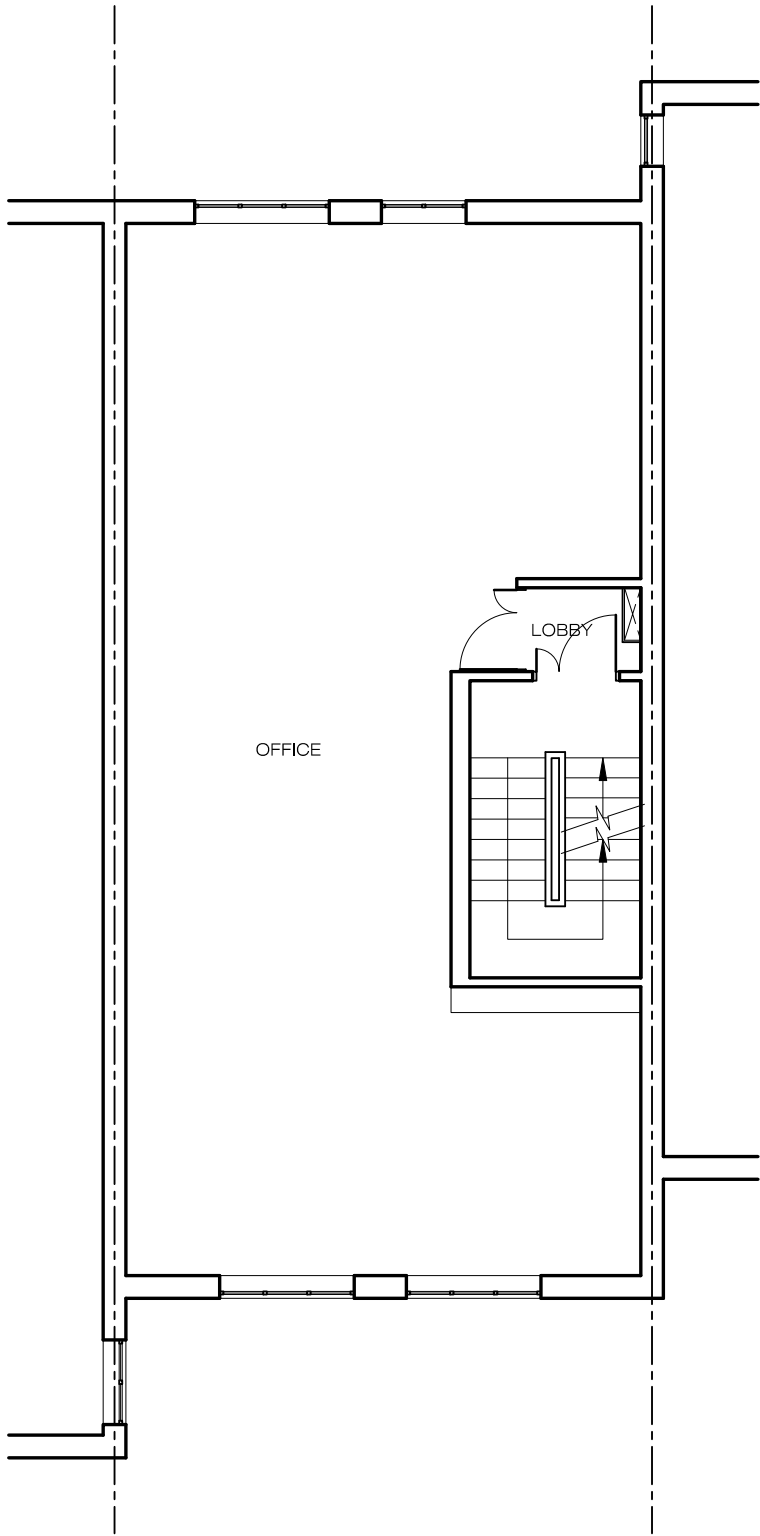
Viewing & Further Information



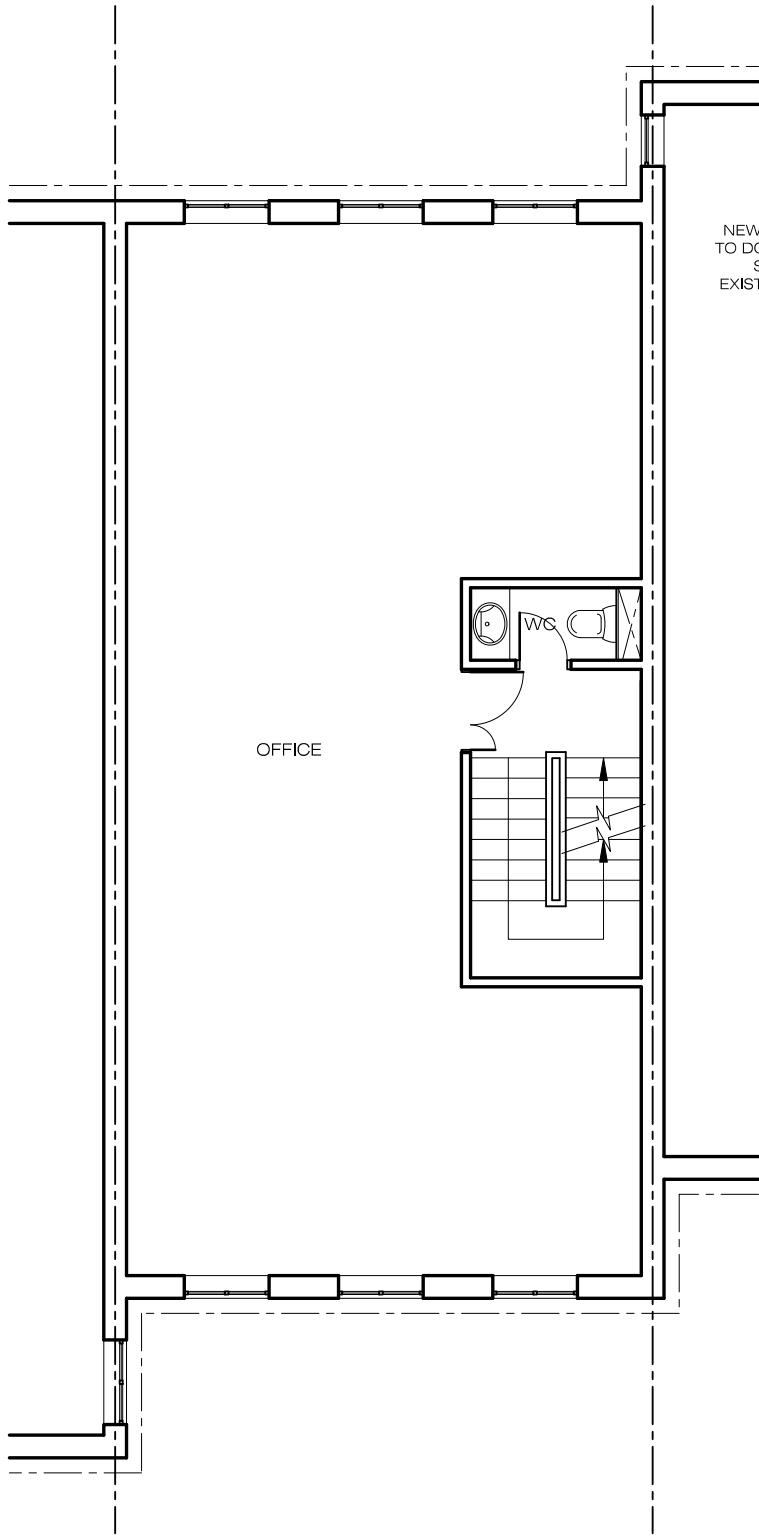
Jeremy Day FRICS
020 8747 8800 | 07966 810030
jd@whitmanandco.com



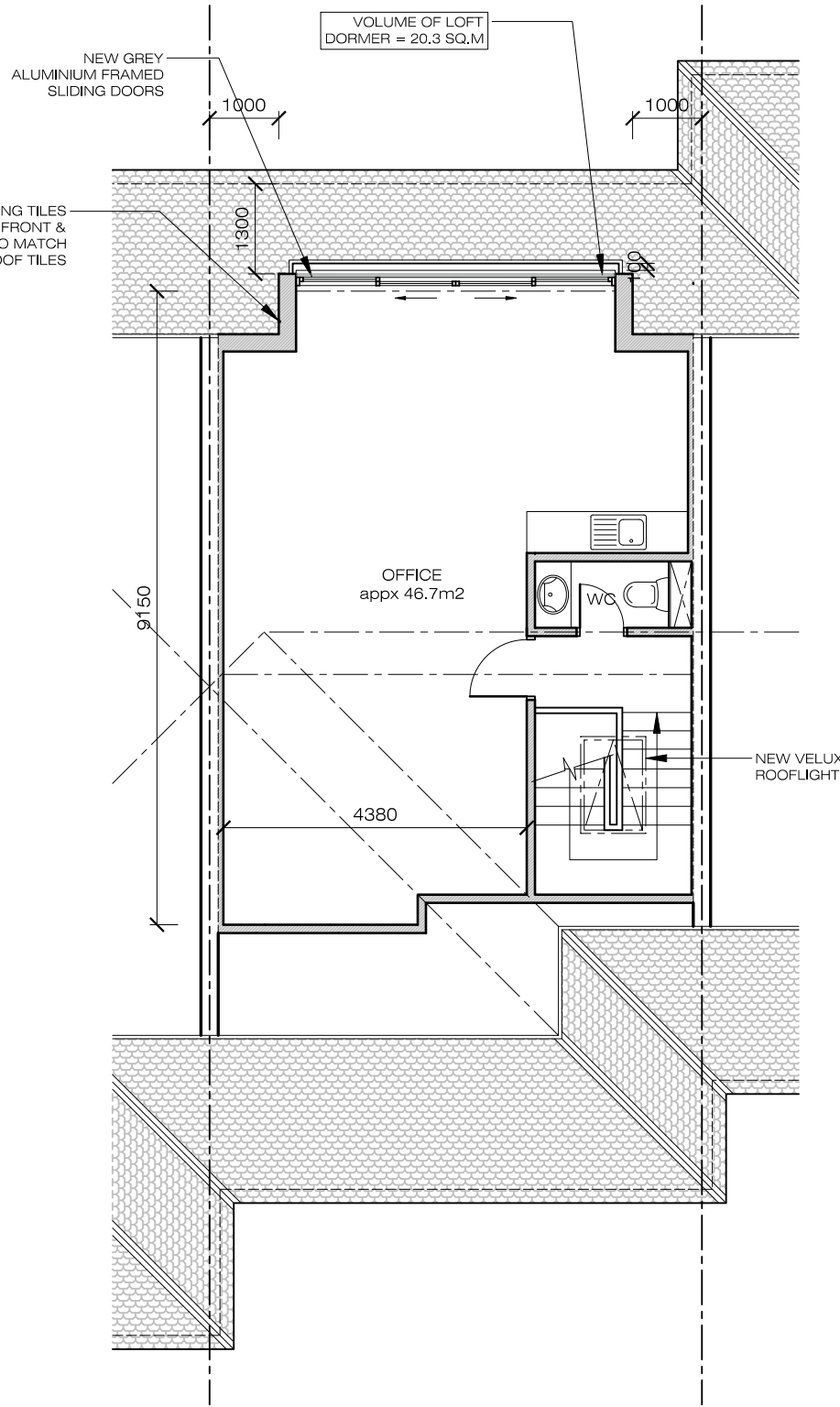
1 - GROUND FLOOR PLAN



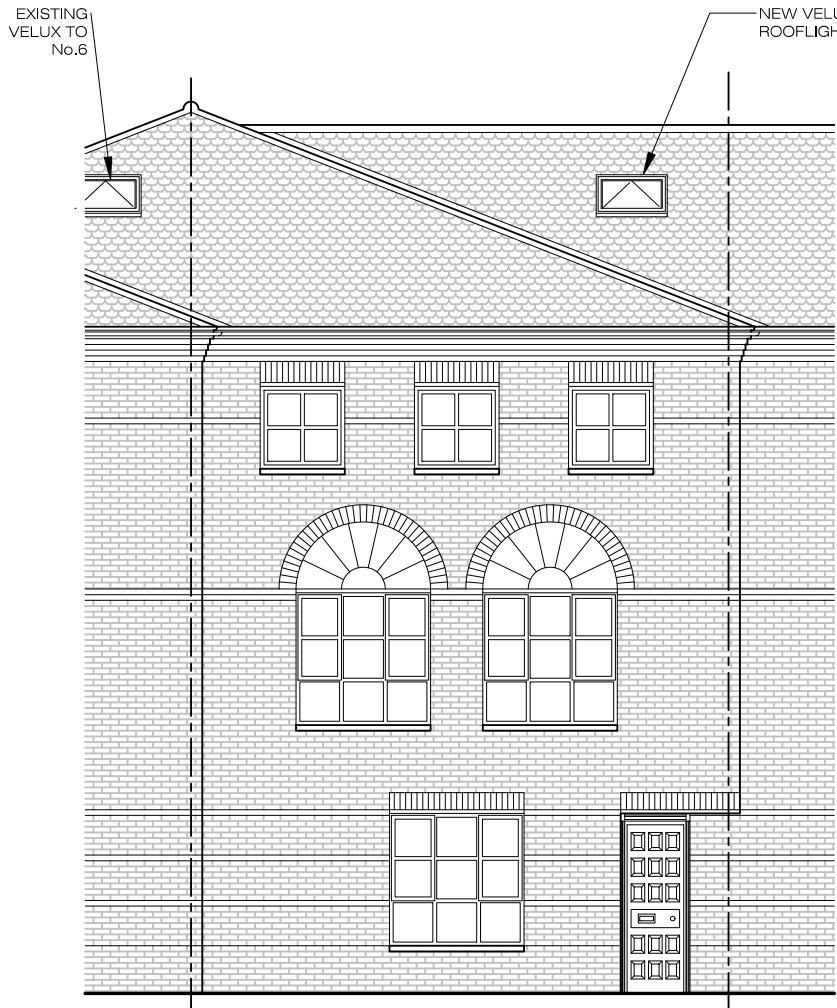
2 - FIRST FLOOR PLAN



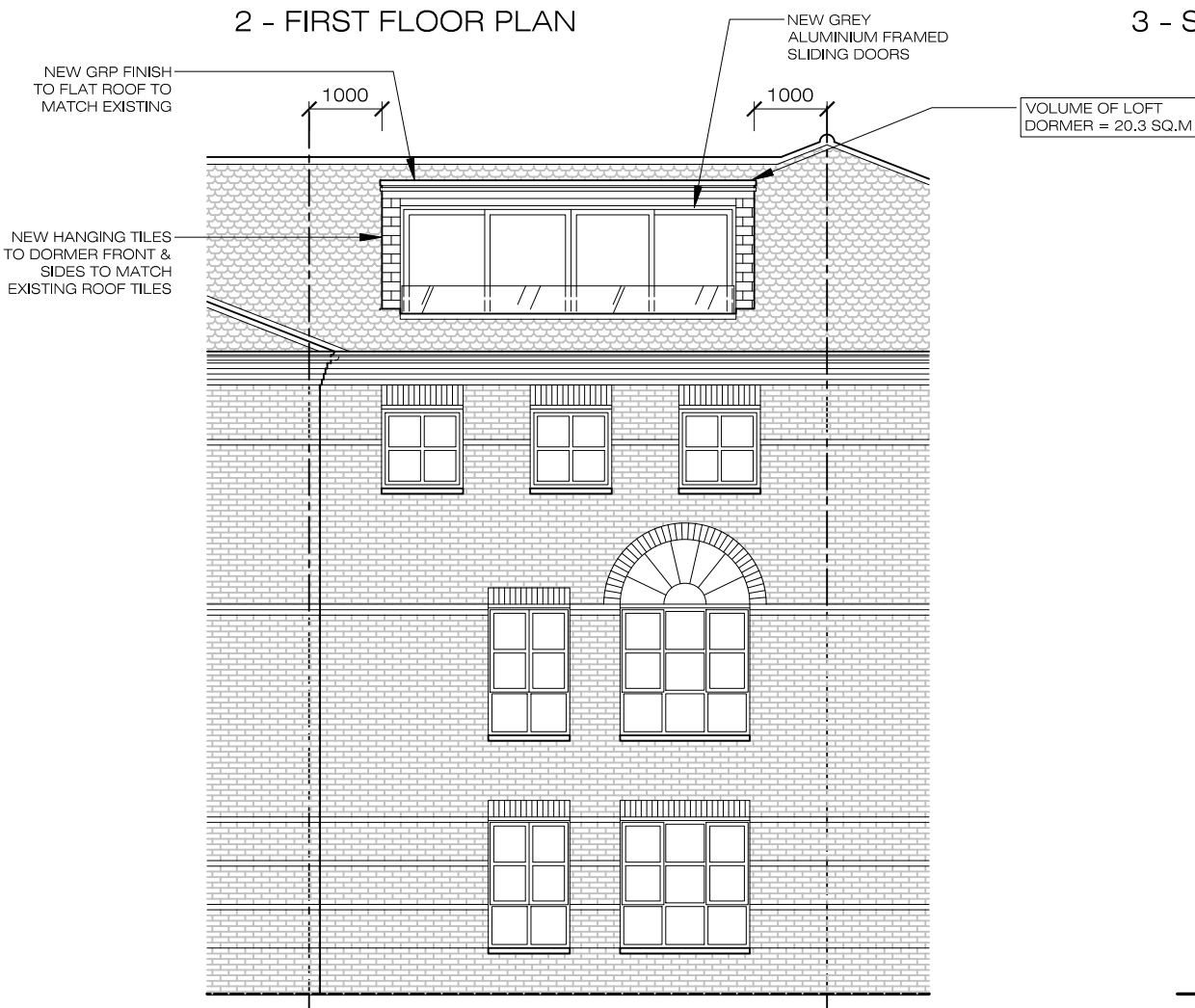
3 - SECOND FLOOR PLAN



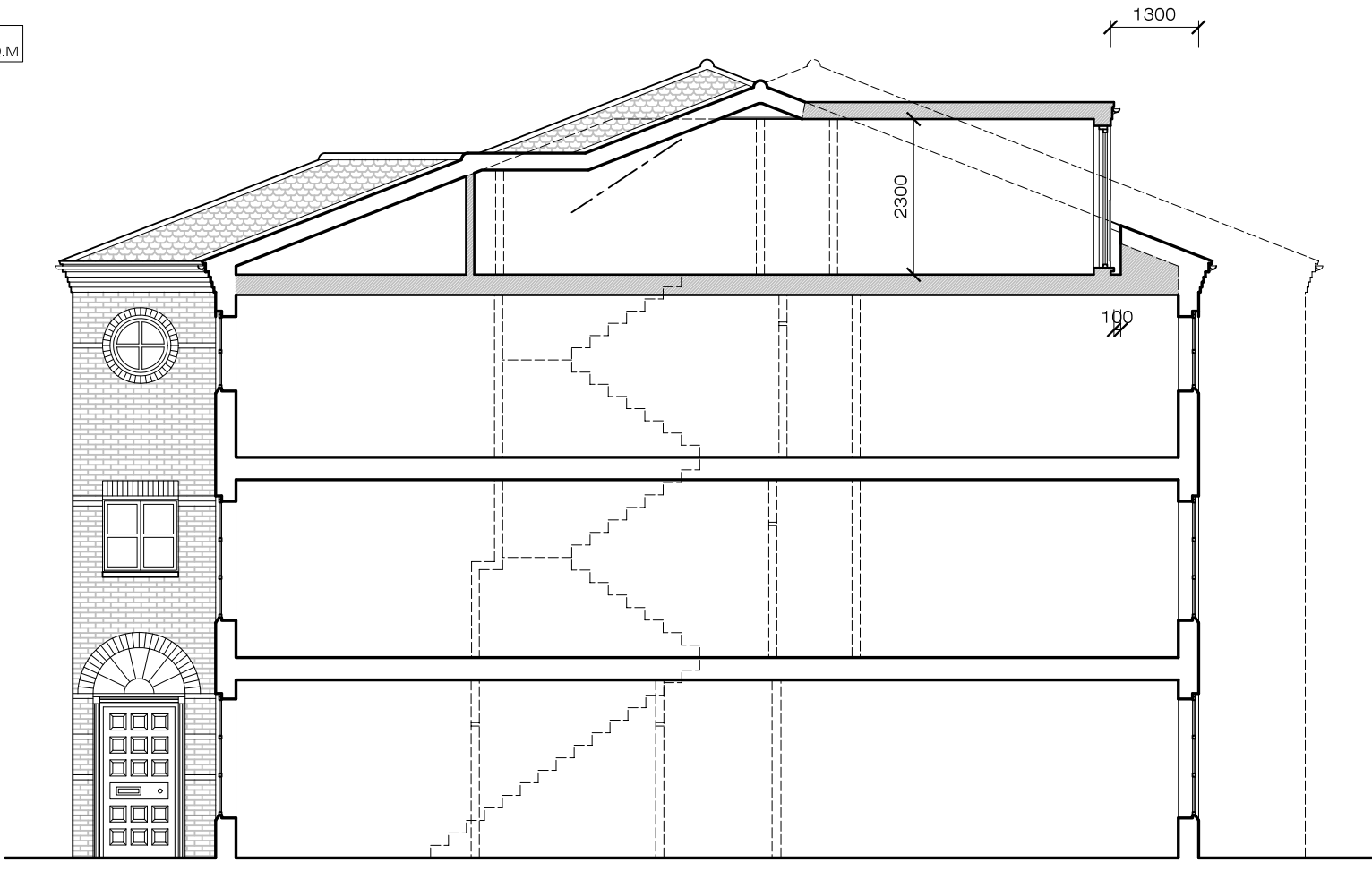
4 - LOFT PLAN



5 - FRONT ELEVATION



6 - REAR ELEVATION



7 - SECTION

STATUS: PROPOSED

NOTES:

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These drawings must be read in conjunction with the structural engineers drawings & details, and with all other consultants, sub-contractor and specialists drawings & details.

All dimensions are in millimetres, unless stated otherwise.

All dimensions must be checked on site, and any discrepancies verified with the architect.

If used for construction purpose, do not scale from the drawing

Any discrepancies between the drawings, details and specification must be reported to the architect immediately before work is put in hand.

If in doubt please ask.

All works to be carried out in full accordance with current Building Regulations, British Standards and all Health & Safety Regulations

Rev	Date	Description
C	8/11/19	FRONT VELUX REMOVED
B	30/10/19	REDUCED WIDTH OF DORMER
A	13/06/19	REDUCED WIDTH OF DORMER

Site address
5 CASTLE ROW
HORTICULTURAL PLACE
LONDON W4 4JQ

Job Title
LOFT CONVERSION

Drawing
FLOOR PLANS, ELEVATIONS
& SECTION - PROPOSED

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Scale	Size
1:100	A2

Date	Drn By
04/2019	HB

Drw No.	Rev.
JW/1/OD1	C