

# THE WORKS

SMITH'S YARD

CHISWICK W4 2PD

**TO LET**

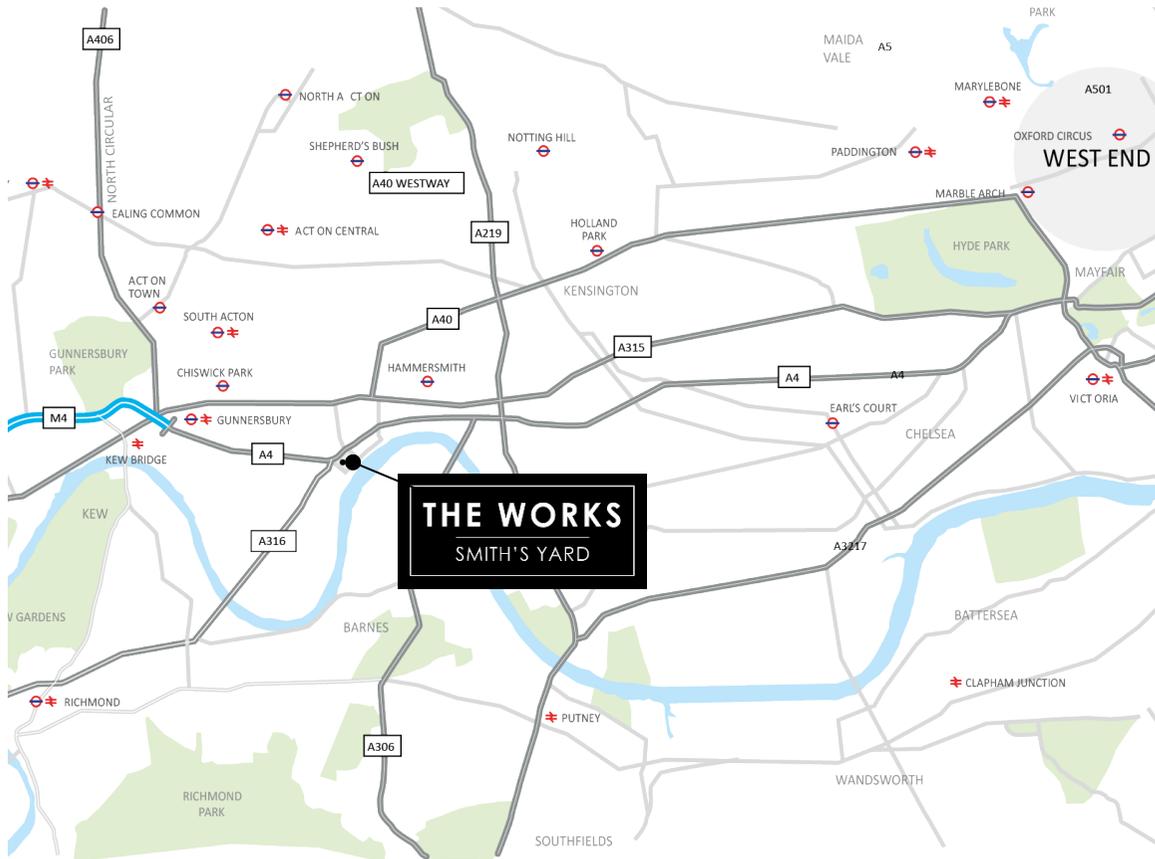
**3,000 – 6,000 sq ft**

**PLUS BASEMENT OF 2,142 sq ft**

**WAREHOUSE & OFFICES**

frost  
meadowcroft

# Chiswick



## LOCATION

Smith's Yard formerly part of the Griffin Brewery site, is located in Chiswick, West London.

Chiswick is an affluent West London suburb bordered by Hammersmith to the east, Turnham Green to the north and the River Thames to the south. The immediate area is best known as the home of Fuller, Smith & Turner, who brewed from the Griffin Brewery for over 150 years before the sale of the brewing business to Asahi in 2019. The area surrounding the brewery comprises an attractive mix of historic properties including large period houses overlooking the River Thames along with period Victorian warehouses and mews style buildings.

The brewery itself fronts onto the A316, behind which run a series of quieter streets; Chiswick Lane South, Chiswick Mall and Church Street which all interlink to create a village like feel, very much dominated by the riverside setting. Local amenities include The Fuller's Brewery Shop, Chiswick House and associated gardens, the Mawson Arms, and Dukes Meadows which provide a range of leisure facilities including a health club and golf course. Chiswick Bridge is the finish of the annual Oxford & Cambridge Boat Race and there are a number of rowing clubs fronting the river, along which the Thames Path runs. Chiswick is also the home of the Sipsmith Distillery.

Local schools include The William Hogarth and St Mary's Primary Schools and Chiswick benefits from good secondary schools including Latymer Upper School.

Chiswick High Road is 700 metres to the north and provides a broad range of retail outlets and restaurants including Franco Manca, Byron, Zizzi and Honest Burger.

The property is approximately equidistant between the commercial conurbations of Hammersmith and Chiswick Park, with major occupiers including Danone, Sony, Paramount Pictures, QVC and Tullow Oil.

## CONNECTIVITY

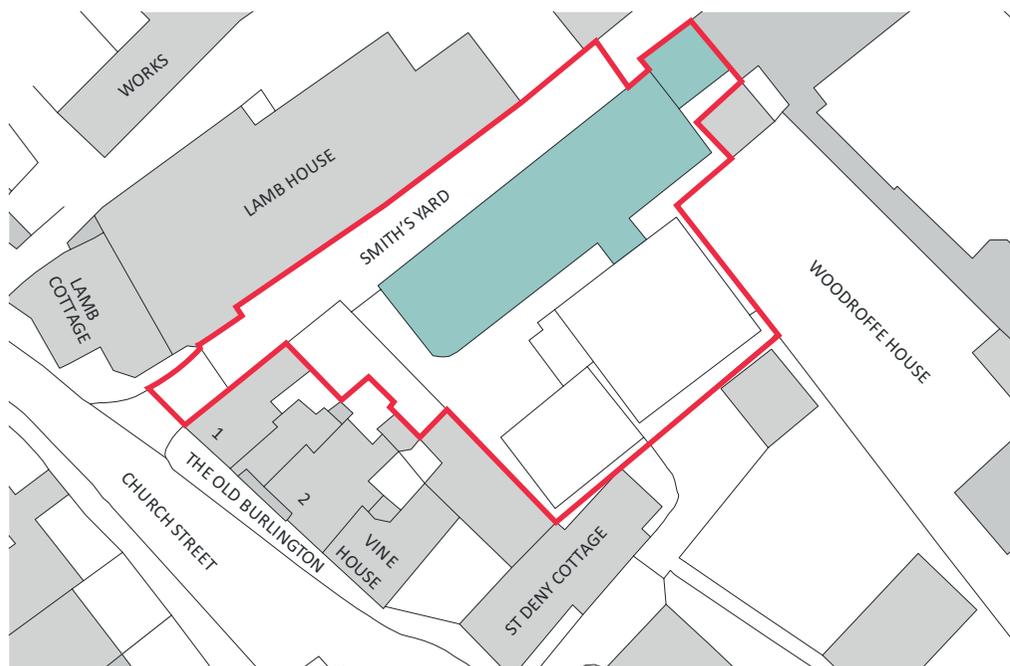
Smith's Yard is accessed via a privately owned road (included within the sale) with direct access off Church Street, which runs to the south of the Hogarth Roundabout, providing immediate access to the A4 (leading to the M4) and A316 (South Circular).

Turnham Green Underground station (District and Piccadilly) is situated 1km to the north and Chiswick station (mainline services) is situated 1km to the south west. There are a number of bus services running along the A316 providing services towards Hammersmith and Richmond.



## The Works

An attractive building on basement, ground and first floors. The building is presently laid out to provide storage at basement level, a workshop at ground and offices at first floor. The building is rectangular in shape and benefits from good natural light to the front and rear, a single staircase serving all floors and the offices include self-contained WCs, a kitchenette and cooling throughout.



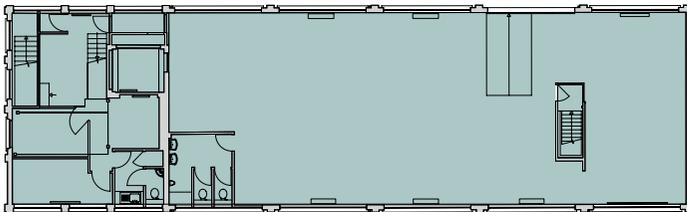
The Works (1<sup>st</sup> Floor) shown when occupied. The floor is currently vacant.

# Accommodation

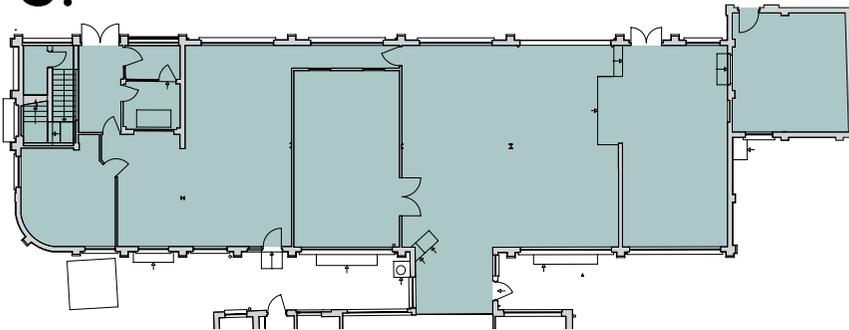
First floor	Office (B1a)	278.1 sq m	2,993 sq ft
Ground floor	Office (B1a)	294.3 sq m	3,168 sq ft
Basement	Storage (B1a)	199 sq m	2,142 sq ft



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**RENT**  
£35 per sq ft

**RATES**  
To be assessed

The property has historically been included within the wider Griffin Brewery rating. Independent rateable values still need to be confirmed with the VOA.

**SERVICE CHARGE**  
On application.

**VAT**  
property is elected for VAT.

**INSPECTION**  
All viewings are strictly by appointment only through the sole agents

## Further Information

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