

CHISWICK GARDENS

309-317 CHISWICK HIGH ROAD LONDON W4 4HH



FOR SALE OR TO LET

GROUND FLOOR COMMERCIAL UNIT (A1, A2 & A3)
5,048 sq ft (469 sq m) VIRTUAL FREEHOLD
NEW MIXED USE SCHEME

CHISWICK GARDENS



existing building

existing building

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 provides approximately 5,048 sq (ft (469 sq m) of commercial space. This can be divided in to a maximum of 3 units of approximately 1,650 sq ft (153 sq m) each.

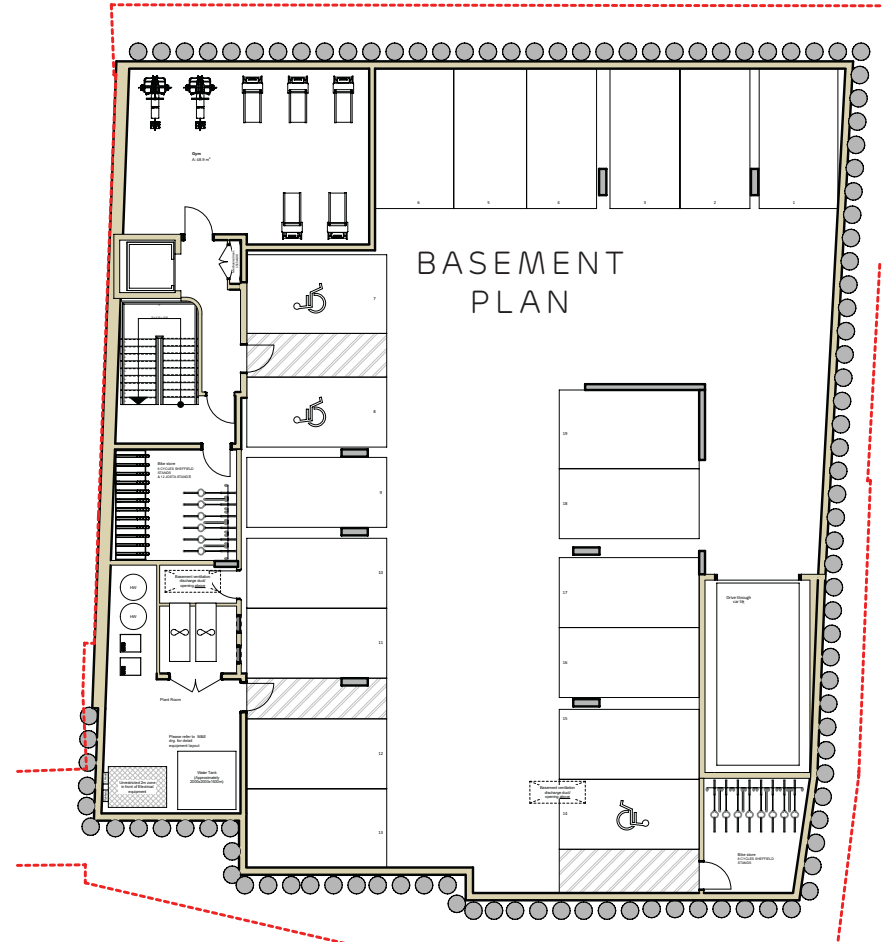
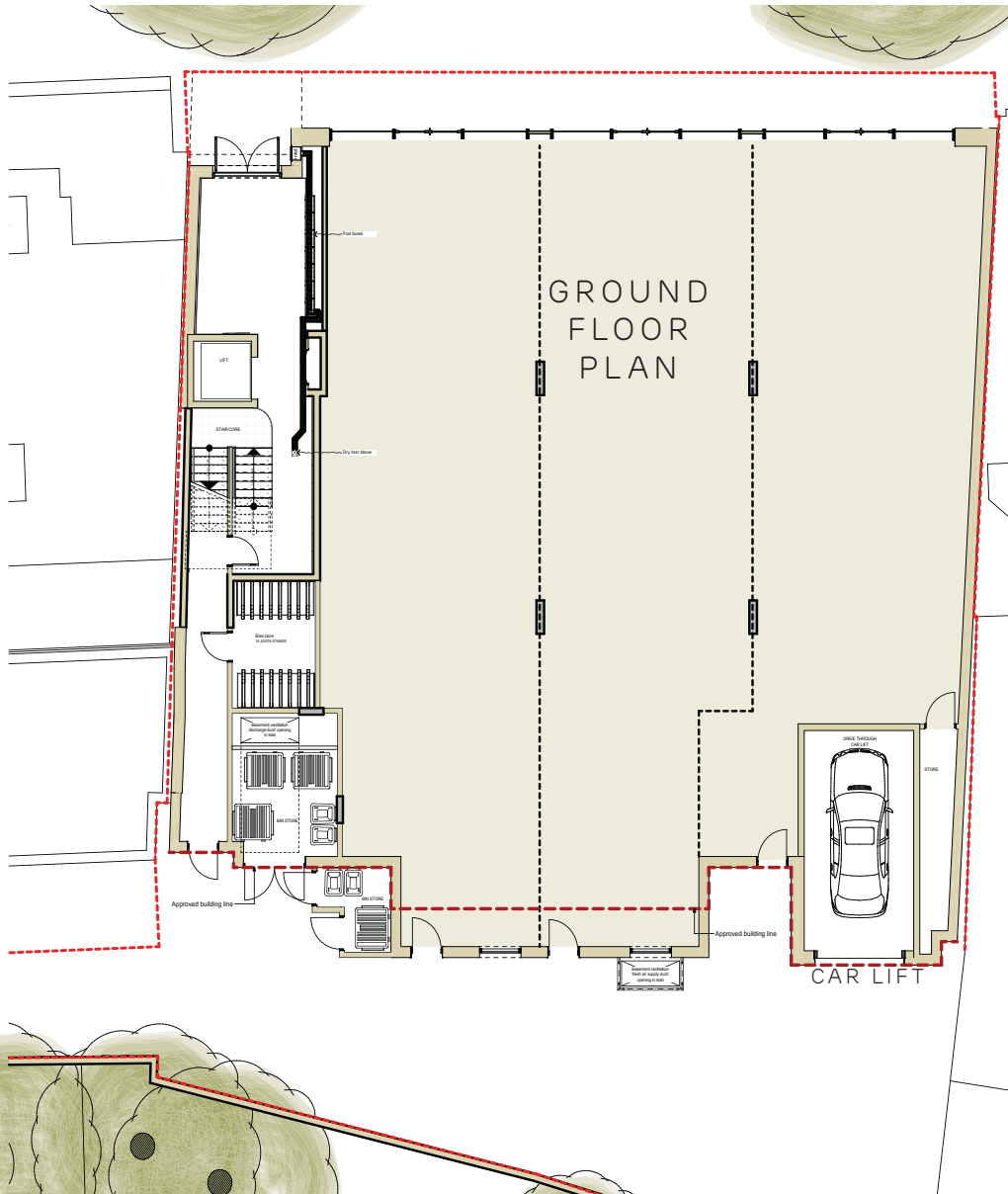
USE

The retail space will be suitable for A1, A2, & A3 uses and may also be suitable for D1 and D2 (subject to the necessary planning consent being obtained).



CHISWICK GARDENS

Chiswick High Road



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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 favorable 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 Overground 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.

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.

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ACCOMMODATION

Entire ground floor 5,048 sq ft (469 sq m)

Potential to split into 3 units of 1,650 sq ft (153 sq m) approximately

GUIDE RENT

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

GUIDE PRICE (virtual freehold)

£2.9 million based upon a shell and core specification.

VAT

The property is subject to VAT

TERMS

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

BUSINESS RATES

To be assessed

EPC

To be assessed

FOR MORE INFO CONTACT

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