



TO BE LET

3 GREAT WEST ROAD, CHISWICK, LONDON, W4 5QJ

EXCELLENT EDUCATION OPPORTUNITY LOCATED IN PRIME WEST LONDON LOCATION

020 8099 3119
sales@bernardgordon.co.uk



**Bernard
Gordon &
Company**

OVERVIEW

Ideal education opportunity located in Chiswick, London, W4

Total GIA approx 6,750 sq. ft

The property benefits from dedicated car parking in the undercroft area and surrounding the building. There is vehicular access directly from the slip road to A4/M4 from Chiswick Roundabout.

Excellent transport links, with Kew Bridge and Gunnersbury Stations both within a short walk, providing National Rail, Underground and Overground services

A short distance from Chiswick High Road, offering a wide range of shops, cafés, restaurants, bars and everyday amenities

Ideal for a number of F1 uses including schools, SEN, educational, colleges, universities etc. or other uses such as day nurseries, creche, medical, health care, dental, therapies etc. subject to planning, if necessary

To Be Let - offers invited in the region of £180,000 per annum exclusive

Subject to contract



CONTACT THE TEAM ON:

 020 8099 3119

 sales@bernardgordon.co.uk

📍 LOCATION

The property is prominently situated on the slip road serving the A4/M4, immediately off Chiswick Roundabout. This is a highly visible and accessible location, providing excellent connectivity to Central London and the wider motorway network. The property is also well positioned for the amenities and leisure facilities available in Chiswick and the surrounding area. Chiswick High Road is within easy reach and offers a wide range of cafés, restaurants, bars, independent shops and everyday amenities, whilst the area is also well known for its attractive green spaces and leisure facilities. Gunnersbury Park, Chiswick House and Gardens and the River Thames are all within the wider vicinity, providing a variety of recreational opportunities.

The property benefits from excellent public transport connections, with Kew Bridge Station located approximately 0.3 miles away, providing National Rail services, and Gunnersbury Station approximately 0.4 miles away, offering both London Underground and London Overground services. The location therefore provides convenient access to a wide range of destinations across London and beyond.

📍 THE PROPERTY

The property comprises a substantial detached four-storey office building, which has previously been utilised as a college. The building benefits from both pedestrian and vehicular access directly from the slip road, providing convenient access to the property.

Internally, the accommodation is well arranged and benefits from excellent levels of natural light, with the upper floors having windows on all elevations. The ground floor comprises a reception area, storerooms, plant rooms and undercroft areas for car park. The first floor provides four offices/classrooms, a kitchenette and WC facilities, whilst the second floor comprises five further offices/classrooms together with WC facilities. The third floor provides an additional five offices/classrooms, kitchen and WC facilities. The existing ground floor undercroft areas can be developed to provide additional accommodation extending to approximately 1,700 sq.ft. This proposed addition would enhance the existing accommodation and provide a more efficient use of the ground floor.

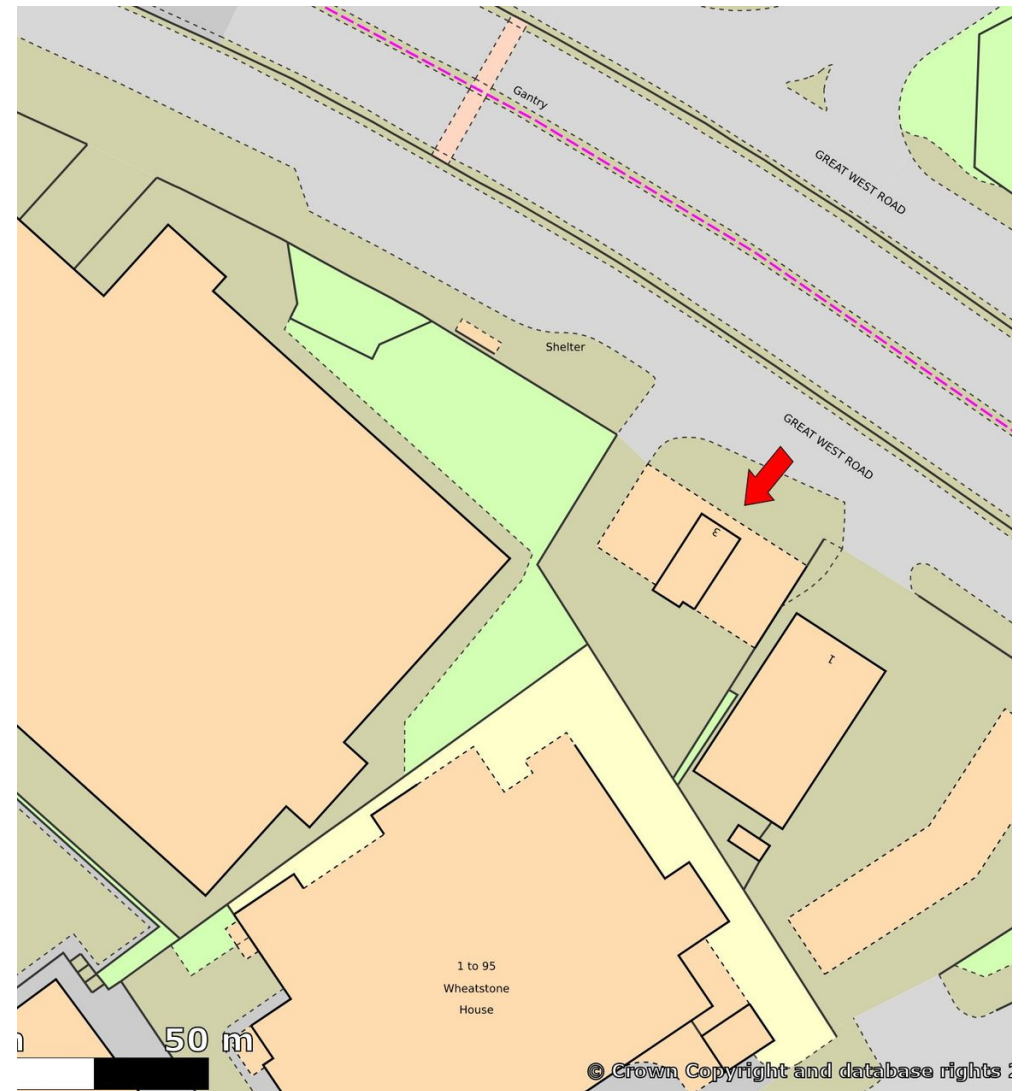
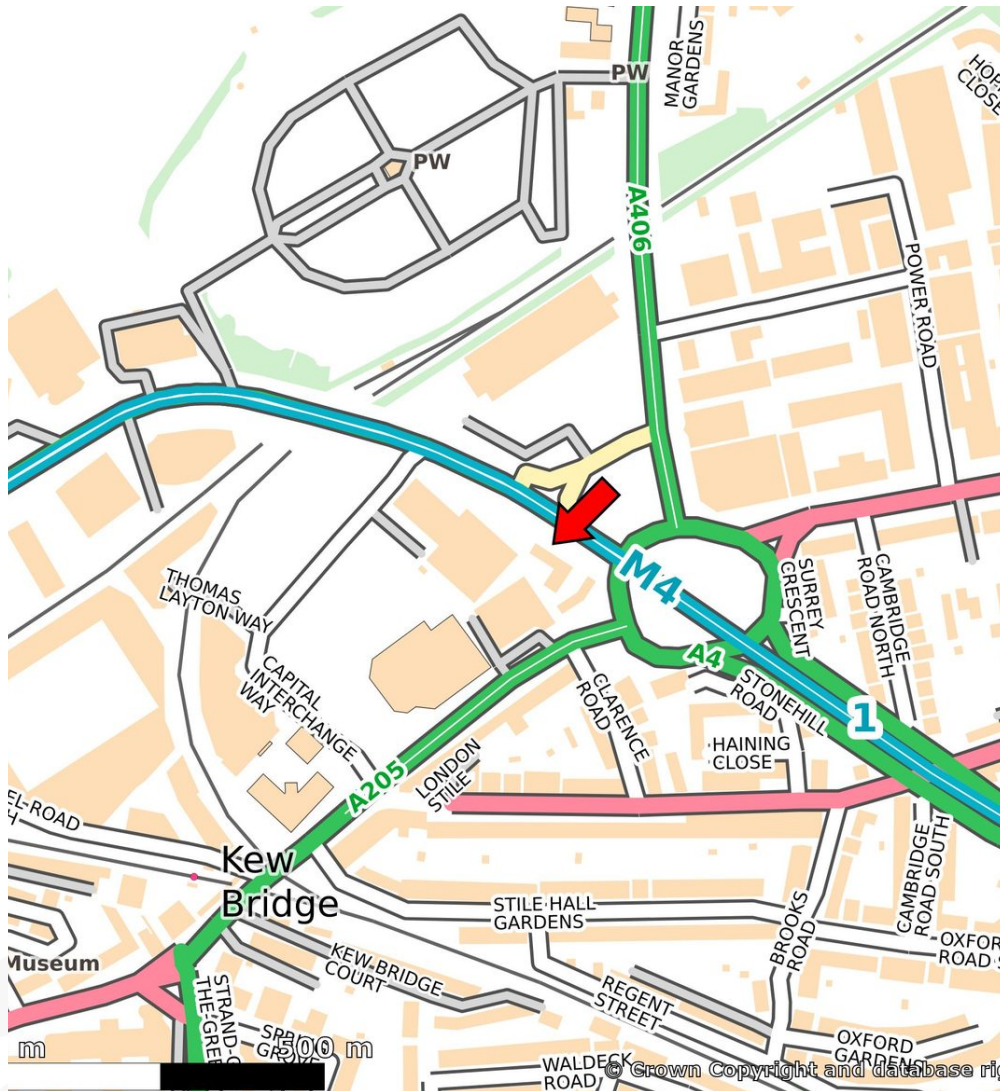
The property currently provides a gross internal floor area of approximately 6,754 sq.ft. with the total gross internal floor area, including the proposed additional accommodation, expected to extend to approximately 8,500 sq.ft. should the extension take place. Please note the landlords retains the right to keep the Khosla House naming rights/signage on the property and also retains the lease of the roof advertising board.

CONTACT THE TEAM ON:

📞 020 8099 3119

✉ sales@bernardgordon.co.uk

LOCATION & SITE



CONTACT THE TEAM ON:

☎ 020 8099 3119
✉ sales@bernardgordon.co.uk



CONTACT THE TEAM ON:
☎ 020 8099 3119
✉ sales@bernardgordon.co.uk

🕯 PLANNING

We are advised the building has a Use Class F1. **Applicants are recommended to seek their own advice in relation to planning.**

🕯 EPC

In hand.

🕯 AML

All parties to the transaction will be required to comply with Anti-Money Laundering (AML) regulations, including completion of standard identity verification checks prior to exchange.

🕯 VIEWINGS

All viewings are strictly by appointment only. Please ensure all viewings are arranged through sole agents Bernard Gordon & Co.

🕯 RENT

£180,000 per annum, subject to contract.

🕯 LEASE

New FR&I lease available, subject to surrender of existing tenant's lease, which will occur simultaneously.

🕯 COSTS

Each party to be responsible for their own legal and professional costs.

🕯 HOLDING DEPOSIT

Tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5,000. This deposit is not refundable except if the landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

CONTACT THE TEAM ON:

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

Ben Wallis

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

Ben Goldstone

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

STRICTLY BY APPOINTMENT ONLY

📍 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only and do not constitute, or form any part of, an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

The measurements as set out are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. The terms quoted and all subsequent negotiations are subject to contract.

CONTACT THE TEAM ON:

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk