



Island Studios

22 St Peters Square W6 9NW

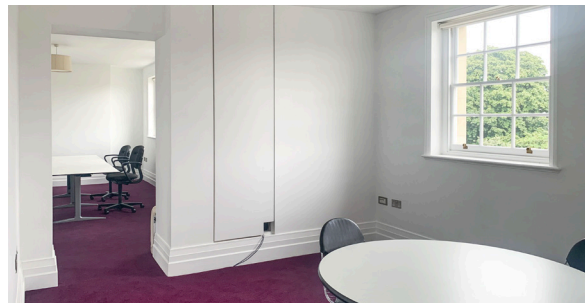
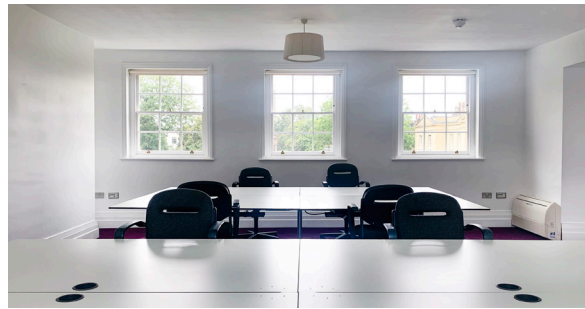
Garden floor 687 sq ft 63.82 sq m
First floor 965 sq ft 89.65 sq m
Second floor 800 sq ft 74.32 sq m
(+ shared meeting room + kitchen)





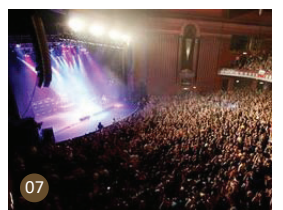
Island development

Island Studios has been extensively refurbished by architects Lifschutz Davidson Sandilands Ltd (LDS) to form a complex of modern workspaces, including the studios for their own award-winning practice.






Amenities include

- Comfort cooling
- Contemporary lighting
- Large, Georgian style sash windows
- Shared meeting area
- Quiet, secluded location
- Shared kitchen



- 01 St Peter's Square
- 02 The Old Ship
- 03 Waterside Pubs
- 04 The Carpenters Arms
- 05 The Cross Keys
- 06 Lyric Theatre

- 07 Hammersmith Appollo
- 08 Tosa Sushi
- 09 Black Lion
- 10 What The Fish
- 11 Hampshire Hog

-  **Hammersmith Station**
District Line, Circle Line, Hammersmith & City Line and Piccadilly Line
-  **Stamford Brook**
District Line
-  **Ravenscourt Park**
District Line

- 01 Lifschutz Davidson Sandilands
- 02 British Grove Recording Studios
- 03 Skiworld
- 04 Cult Wines

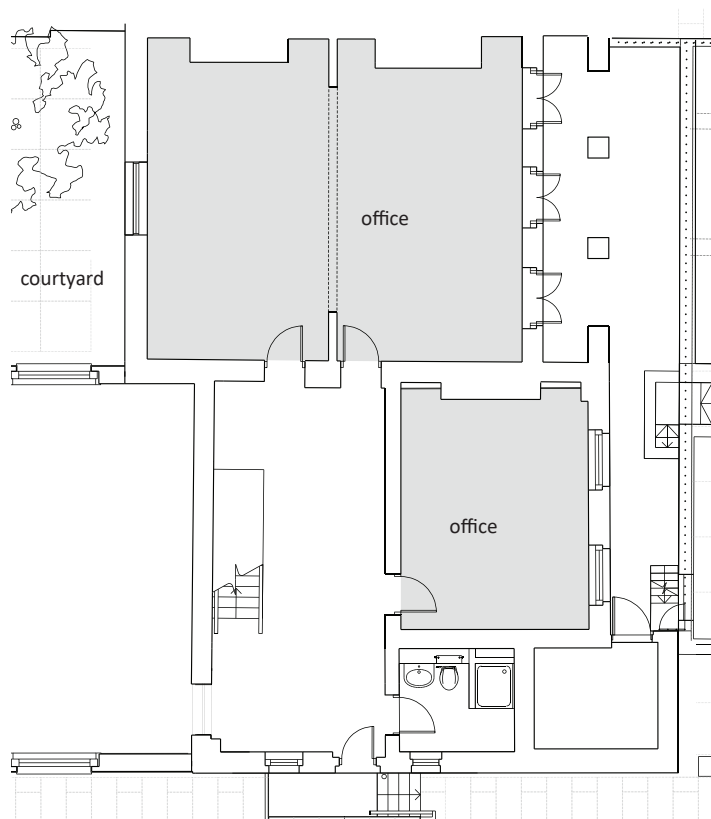
Location

Island Studios occupies a prominent position in this impressive garden square on the borders of Chiswick and Hammersmith. The shops and restaurants of King Street and Chiswick High Road are close to hand and the River Thames is within walking distance.

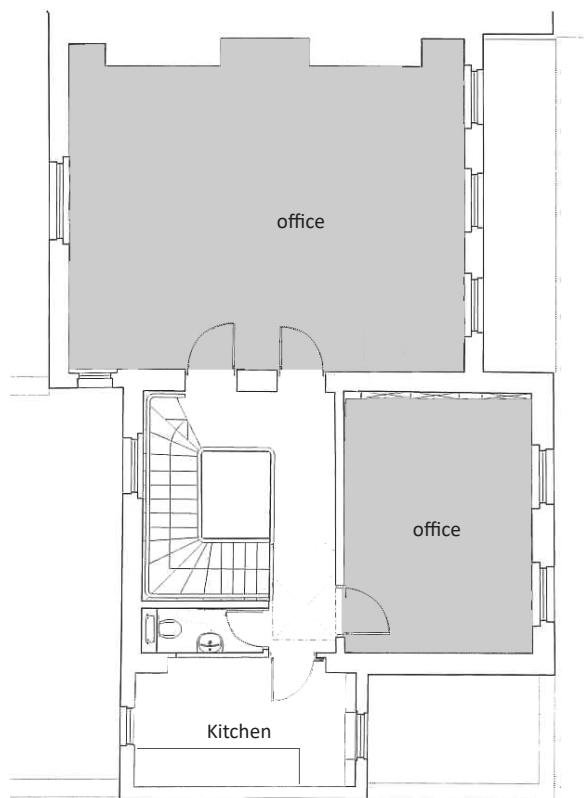
Garden & second floor studio office plan

garden floor	687 sq ft	(63.82 sq m)	plus shared meeting room & kitchen
first floor	965 sq ft	(89.65 sq m)	plus shared meeting room & kitchen
second floor	800 sq ft	(74.32 sq m)	plus shared meeting room & kitchen
total	2,452 sq ft	(227.79 sq m)	

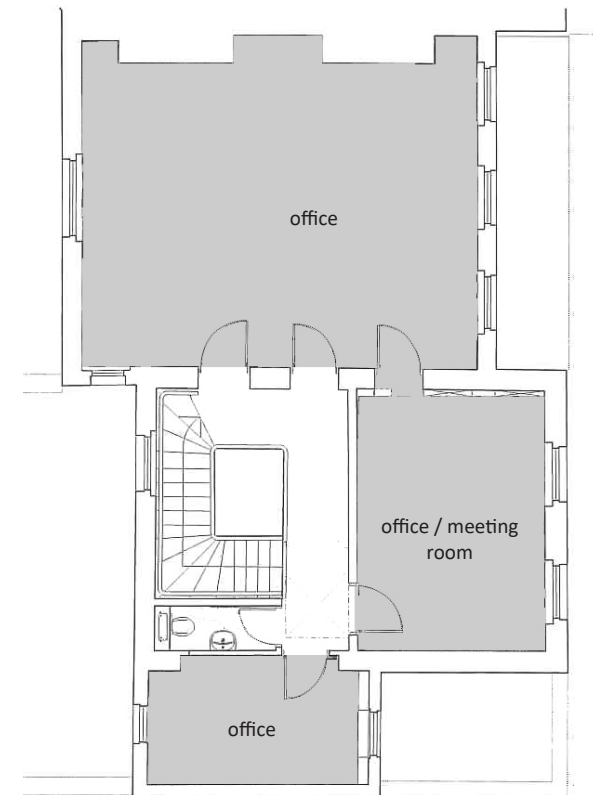
garden floor plan



first floor plan



second floor plan



indicative plans

terms

Rent	
Garden floor	£26,000 pa (£38 per sq ft)
First floor	£47,767.50 pa (£49.50 per sq ft)
Second floor	£39,600 pa (£49.50 per sq ft)
	exclusive, including a share of the meeting area and first floor kitchen.
Rates	£8,500 pa (£12.50 per sq ft) approx.
Service Charge	£4,122 pa (£6 per sq ft) (fixed with increase each year in line with RPI)
Shared services	£3,500 pa approx. (£5 per sq ft) 25% of costs such as cleaning and kitchen consumables.

Island description

The site, of approximately 22,500 sq ft gross area, consists of an elegant Grade II listed house overlooking St Peter's Square with a nineteenth century former Royal Chiswick Laundry building at the rear.

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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.

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viewing by appointment

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Island history

1820: the square was laid out during the economic boom, when then owner George Scott built a speculative housing development on part of his Ravenscourt Park estate.

1944: the Royal Chiswick Laundry Works constructed two long buildings behind the house which were in use as laundry facilities in the late 1940s.

1973: the property became the offices of independent record label Island Records. The roster of musicians include Bob Marley and the Wailers, Aswad, Cat Stevens, Robert Palmer, Steve Winwood, Grace Jones and U2.

Island Studios is now the home to architects, fashion designer, management consultants and property developers.