



# VOYSEY HOUSE

SANDERSONS LANE, CHISWICK, W4 4DS

STUDIO STYLE OFFICE 2,639 SQ FT (246 SQ M) REFURBISHED 4<sup>TH</sup> FLOOR OFFICE WITH ROOF TERRACE



## Gallery



## Specifications

- Samsung VRF simultaneous ceiling mounted heating and cooling system;
- Natural ventilation through openable windows (mechanical ventilation in WCs),
- LED linear lighting with wall lights
- Casambi Dali smart lighting control system
- Underfloor heating in WCs
- Paxton 10 Access Control System



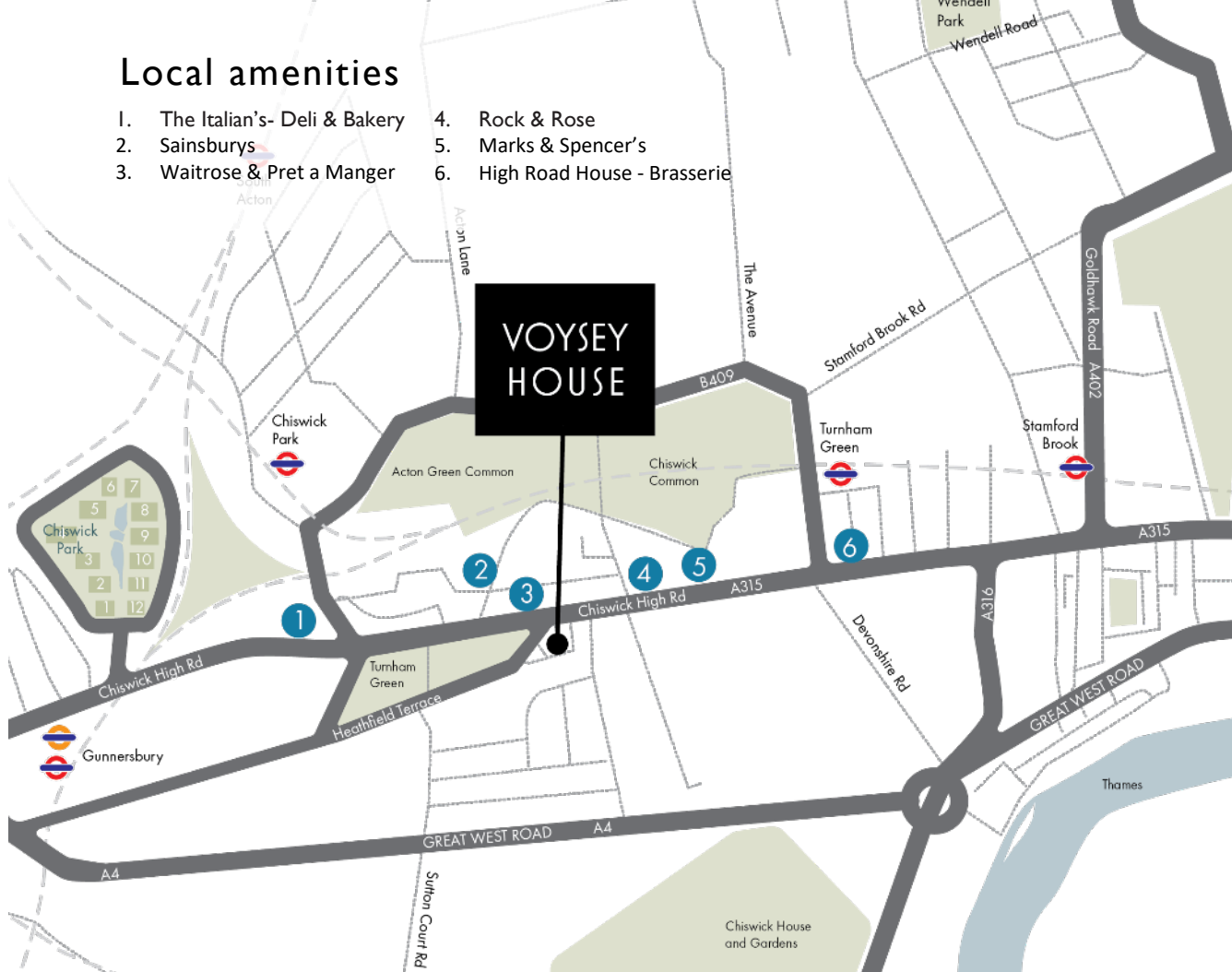
## Amenities

- External roof terrace
- Media-style office space
- Excellent natural light
- Town centre bars & restaurants
- Bicycle store
- Passenger lift
- High ceilings
- Secure 24/7 access
- Oak flooring



## Local amenities

1. The Italian's- Deli & Bakery
2. Sainsburys
3. Waitrose & Pret a Manger
4. Rock & Rose
5. Marks & Spencer's
6. High Road House - Brasserie



**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

## Contacts

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## Location

The property is located fronting Barley Mow Passage in the centre of Chiswick. Turnham Green and Chiswick Park (District Line) Underground stations are both within easy walking distance from the property. The many shops and restaurants of Chiswick High Road are also within a very short walk.

Access to the A4 (M4) and A406 North Circular, is approximately 0.5 miles to the south giving easy access to Heathrow Airport to the west.

### TRANSPORT

#### Turnham Green Station

District & Piccadilly Lines  
8 min walk (0.5 miles)

#### Chiswick Park Station

District Line  
6 min walk (0.4 miles)

#### Gunnersbury Station

District Line & Overground  
11 min walk (0.7 miles)

#### South Acton Station

Overground  
12 min walk (0.7 miles)

## Description

The property has recently been completely refurbished to provide exceptional office space on the 4<sup>th</sup> floor. The building is Grade II\* listed, constructed in 1902 by Charles Voysey, formerly the Sandersons Wallpaper Factory building. It has many iconic features, such as warehouse-style crittal windows and feature lighting. It also benefits from a passenger lift. The property is arranged over five floors totaling approximately 15,226 sq ft.

A lovely, leafy part of West London with a close-knit creative village community.

## Details

ACCOMMODATION	<b>2,639 sq ft (246 sq m) 4<sup>th</sup> floor office</b>
RENT	£49.50 per sq ft.
TERMS	Available on a new lease outside the Landlord & Tenant Act for a term by agreement, to include a landlord's break at the end of the 5th year.
SERVICE CHARGE	£8 per sq ft estimated.
RATES	To be confirmed with local authority.
EPC	Rated A (21)