

# HOGARTH ROUNDAABOUT

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A4  
GREAT WEST ROAD  
CHISWICK  
WEST LONDON  
W4 2AN

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UNIQUE  
SHOWROOM  
PREMISES

TO LET

 Knight  
Frank

## HIGHLIGHTS



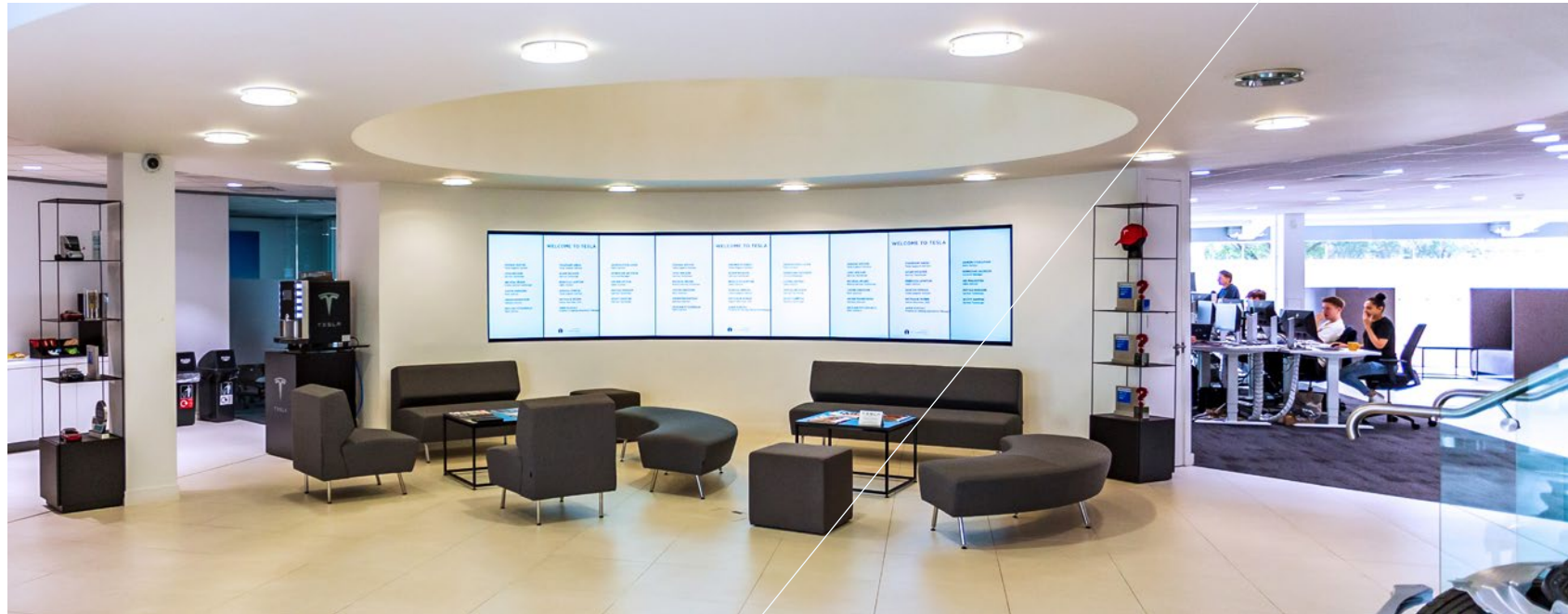
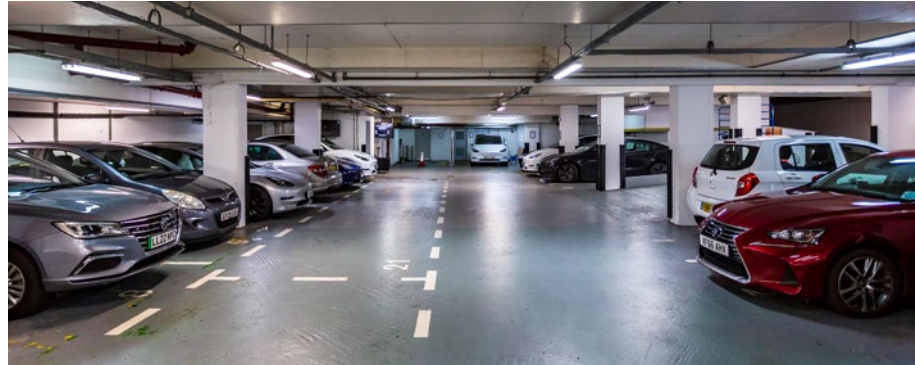
### The property offers exceptional facilities, including:

- Luxury A1/B1 accommodation, split over two floors totalling 17,774 sq ft
- Spacious showroom with capacity for minimum of 12 cars
- Secure underground car park (20 spaces)
- Fully fitted 35 seat cinema
- Auto-climate air conditioning
- Full disabled access
- Suspended ceilings and fully accessible raised floors
- Passenger lift to all floors
- High quality WC and shower facilities
- 35m x 3m digital display panel



### A strategic location, offering:

- Immediate access to the A316 and A4, close to the M4 terminus
- 20 minutes' drive from Heathrow Airport
- 30 minutes' drive from Central London
- Easy access to District and Piccadilly lines from Turnham Green Station
- National Rail links from Chiswick Station
- Bus routes from Hammersmith, Richmond and Ealing



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## LOCATION



Click here for  
Google Map link



What3Words:  
verbs.necks.sage

The property is located in Chiswick, West London, approximately seven miles to the west of The City and 10 miles to the east of Heathrow Airport.

A unique showroom development, the property benefits from an exceptionally prominent position, fronting and immediately to the north of Hogarth Roundabout. The roundabout is one of the most well-known road junctions in London, forming the intersection of the A316 Great Chertsey Road and A4 Great West Road.

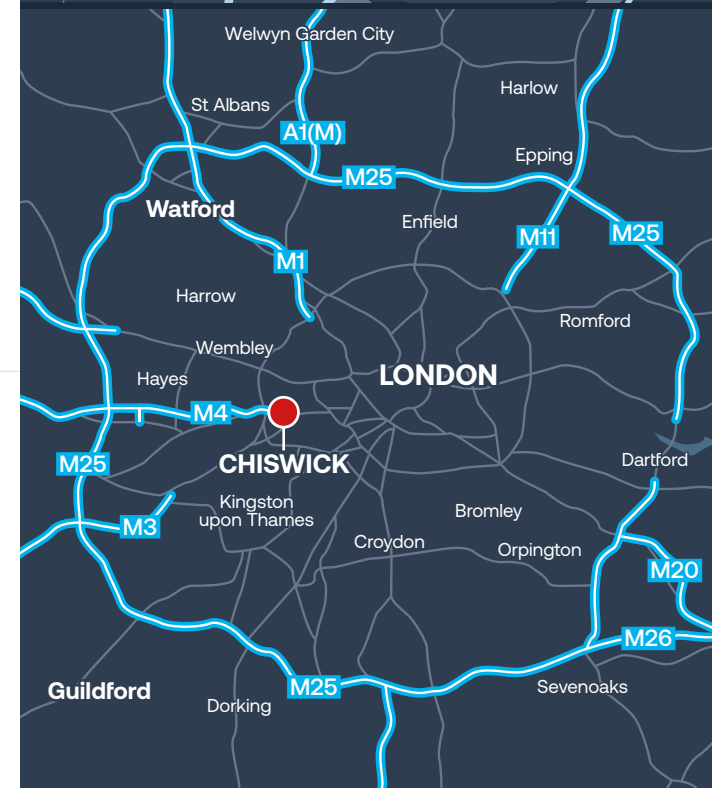
The A4 in particular is an extremely busy arterial route, carrying high volumes of traffic between Central London and its western suburbs, together with traffic from Heathrow Airport and other conurbations to the north and west of the Capital, via the M4.

Development in the surroundings comprises a mixture of high value residential and commercial buildings, including most notably the Fuller's Brewery, which fronts Hogarth Roundabout and occupies a large site between the A4 and the River Thames.

Further west on the A4 are a series of iconic HQ facilities, including the GSK building, whilst the road has also become increasingly associated with high profile motor retailing. There are flagship developments for Audi, Porsche, Mercedes-Benz, VW, Kia and Peugeot, amongst others.

This is an excellent location for motor retailing and other showroom uses, or indeed for commercial occupiers seeking to benefit from the exceptional visibility afforded to the property.

Whilst the property is of modern construction, reconfiguration, enlargement (incorporating additional floors) or complete redevelopment may be viable, subject to developing a suitable scheme and obtaining the necessary planning consents.



PASSED BY  
IN EXCESS OF  
**500,000**  
INDIVIDUALS  
DAILY

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SHOWROOM  
PREMISES

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WESTFIELD  
SHOPPING CENTRE

SPITALFIELDS

THE SHARD

CANARY  
WHARF

RIVER THAMES

CENTRAL  
LONDON

A4  
GREAT WEST RD  
CHISWICK

HOGARTH  
ROUNDBABOUT

PREMIER INN

BURLINGTON  
LANE

HOGARTH  
LANE



THE MOST  
**HIGH-  
PROFILE**  
SHOWROOM  
LOCATION IN THE UK

## DESCRIPTION

The property comprises a modern vehicle showroom previously occupied by Tesla. It is principally of brick construction, incorporating extensive glazing to the ground floor showroom.

Similar glazing is installed at first floor level, behind which is an expansive digital advertising hoarding. The digital screen is 35m long by 3m high, with an aspect ratio (resolution) of 2,880 x 240. The screen offer exceptional business promotion opportunities.

Internally, the showroom is spacious, with room for the display of at least 12 cars, flanked by glazed partitioned offices in addition to a reception and ancillary WCs and storage area. The accommodation is fitted to an extremely high standard throughout, with painted plastered walls, tiled flooring and spotlighting.

The first floor space is finished to a similar standard and is accessed via a glass stairway and also a passenger lift. The first floor comprises further glazed partitioned offices together with lounge areas. There is also a fully fitted cinema room. In the central core of the first floor is a circular void area which provides a viewing gallery over the showroom / reception area.

At basement level is a car park with room for approximately 20 vehicles. Access to the basement is via an automatic roller door off Devonshire Road. At second floor level is a small plant room and storage area.

Externally, at the front of the site, immediately to the west of the building, is a small brick paved display forecourt. This area is prominently visible from the A4 and is bordered by attractive landscaping.

## ACCOMMODATION

The property provides accommodation as follows:

UNIT	DESCRIPTION	SQM	SQFT
<b>Ground Floor</b>	Showroom / Offices	494.7	5,325
	Ancillary	42.0	452
<b>Ground Floor Total</b>		<b>536.7</b>	<b>5,777</b>
<b>First Floor</b>	Offices / Cinema / Lounge	442.8	4,766
	Ancillary	27.0	291
	Digital Screen Void	29.2	314
<b>First Floor Total</b>		<b>499.0</b>	<b>5,371</b>
<b>Second Floor</b>	Plant Room	65.9	709
<b>Basement</b>	Car Storage / Parking	549.7	5,917
<b>Total</b>		<b>1,651.3</b>	<b>17,774</b>

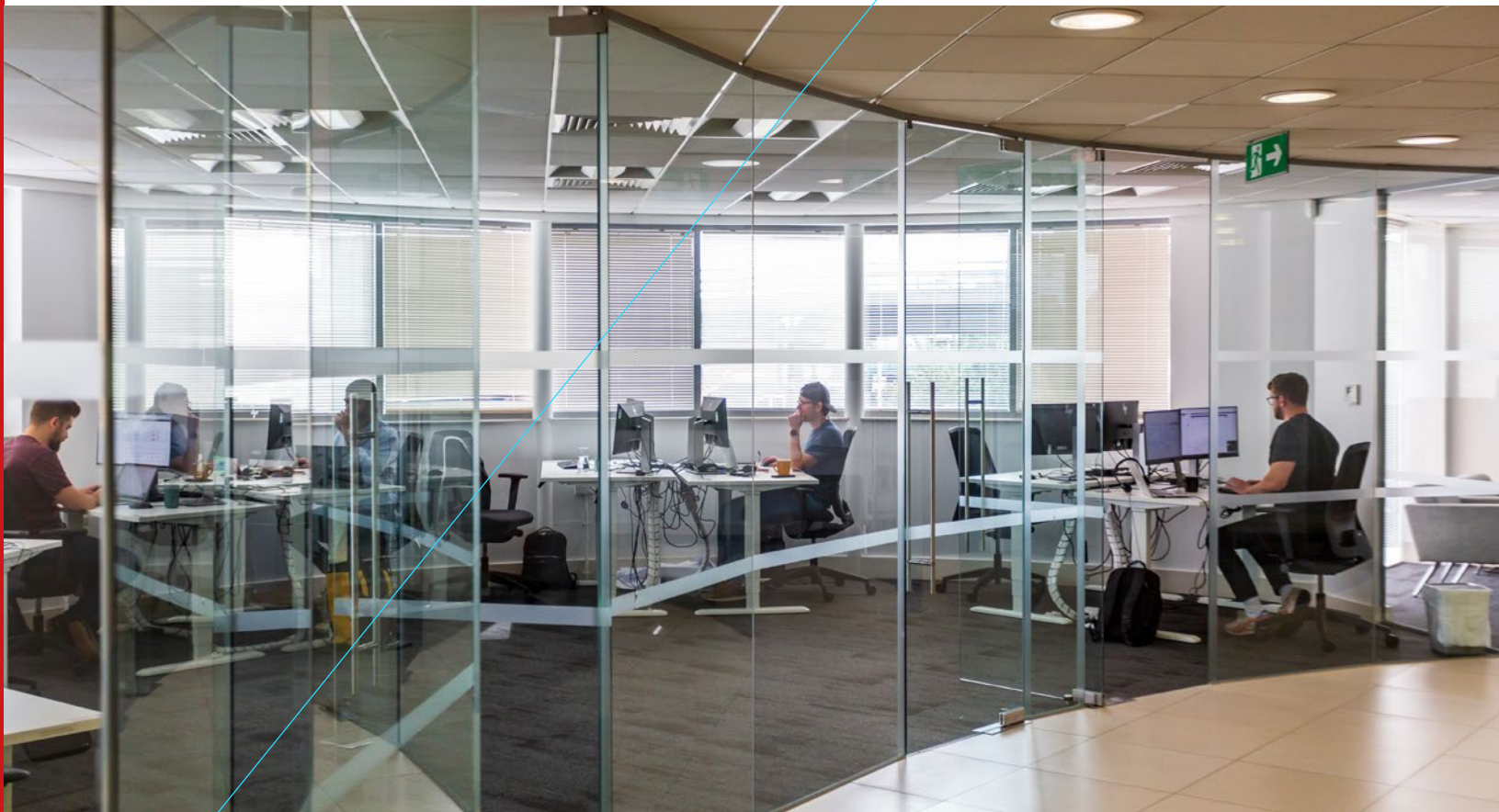
## SITE AREA

The property has an approximate site area of 0.28 acre (0.11 hectare).



AN EXCEPTIONAL  
**OPPORTUNITY**  
FOR BOTH EXISTING  
AND HIGH VALUE  
ALTERNATIVE USES





## PARTICULARS

### TENURE

Leasehold.

### EPC

The property has an EPC rating of C (64).

### TERMS

Our Client's preference is to retain the freehold interest. As such, the property is available by way of a new lease on terms to be agreed.

### VAT

The property is subject to an option to tax and VAT will be payable upon rent.

### VIEWINGS

Strictly by prior appointment with the sole retained agents, Knight Frank.



## CONTACT

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