

36,868 sq ft of unique flexible  
commercial space in the  
Centre of West London  
**Available Q2 2024**

BLOOM ULTRA URBAN WAREHOUSES

BLOOM FULHAM

# Bloom Fulham

# Imperial Studios, 3-9 Imperial Road Fulham, SW6 2AG

Bloom are bringing Imperial Studios to the market following a light refurbishment. Bloom will also consider pre-let options including bespoke design and build development opportunities in partnership with an occupier.

## Light refurbishment

Featuring 36,868 sq ft of operational space across the ground and first floors, as well as goods lift access and top ESG credentials. Bloom Fulham accounts for 45% of its borough's industrial space available in its existing form as E-class following a light refurbishment, including improvements to the ESG credentials of the building.

## Pre-let opportunity

Opportunity to take a pre-let at Bloom Fulham with the option to explore a bespoke refurbishment whilst improving the ESG credentials of the building with a targeted PC in Q2 2024 alongside Bloom.

36,868 sq ft of  
prime, ultra-urban  
commercial space



SW6 2AG |  what3words poker.post.ritual

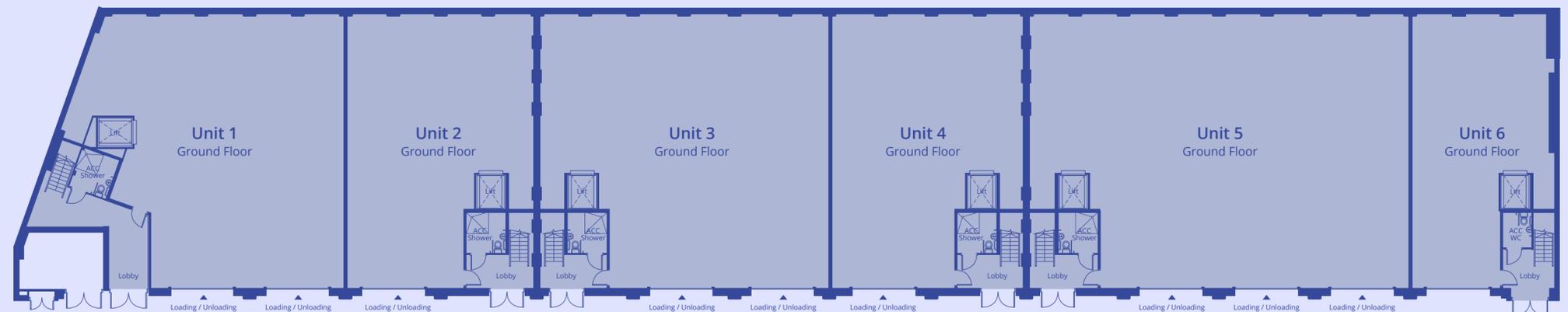
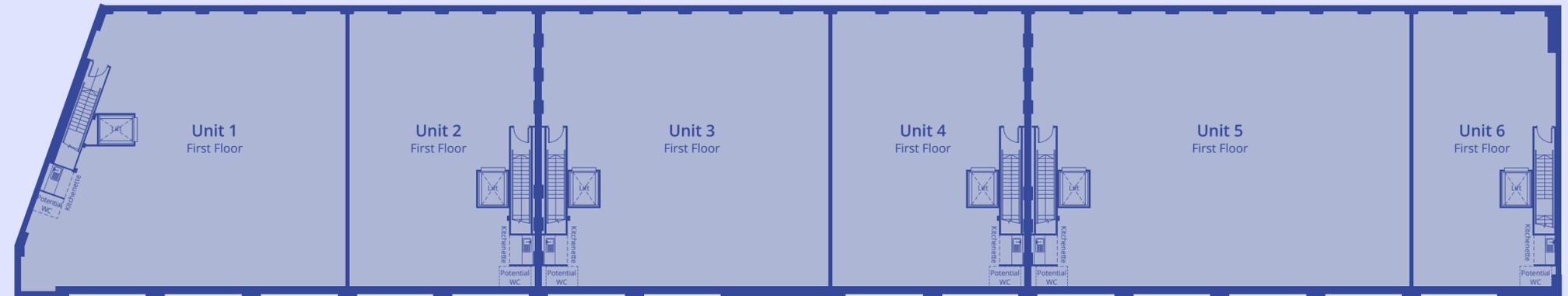
# Indicative floor plans

As with all Bloom’s warehouses, Bloom Fulham has been designed around the needs of modern working life.

Targeting high sustainability standards, Bloom Fulham is a sustainable and responsible development.

Units 1-6 are available individually or combined. These plans are indicative and a bespoke design and build opportunity will be considered.

*Bloom are open to exploring a reconfiguration of the units.*



Unit 1	sq ft GEA	Unit 2	sq ft GEA
Ground floor	3,348	Ground floor	2,336
First floor	3,681	First floor	2,368
<b>Total</b>	<b>7,029</b>	<b>Total</b>	<b>4,704</b>

Unit 3	sq ft GEA	Unit 4	sq ft GEA
Ground floor	3,584	Ground floor	2,411
First floor	3,638	First floor	2,443
<b>Total</b>	<b>7,223</b>	<b>Total</b>	<b>4,855</b>

Unit 5	sq ft GEA	Unit 6	sq ft GEA
Ground floor	4,682	Ground floor	1,798
First floor	4,758	First floor	1,819
<b>Total</b>	<b>9,440</b>	<b>Total</b>	<b>3,617</b>

## Elevations

Indicative elevations below:

- Indicative proposed GF eaves: 3.25m
- Indicative proposed 1F eaves: 4.25m

The existing eaves height has the potential to be taken up to approx 12m+.

## Use

The building is currently designated as E-class use suitable for a wide array of business, office and light industrial uses.



Proposed South Elevation (Part 1)



Proposed South Elevation (Part 1)

# Specification.



Level-access loading



Significantly enhanced power supply of 1 MVA



Loading Capacity:  
Ground Floor: 37.5KN  
First Floor: 7.5KN



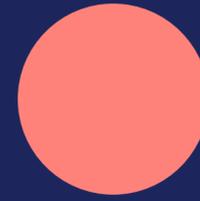
Indicatively 3.5m - 4.25m clear internal eaves height across both ground & first floor amenity space



Designed for a wide range of occupiers



Extensive refurbishment to front facade, roof and internal configuration



ESG credentials



EPC A targeted



BREEAM Very Good targeted



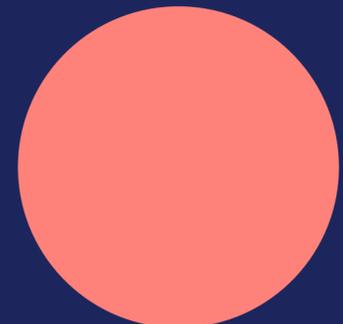
Enhanced Biodiversity



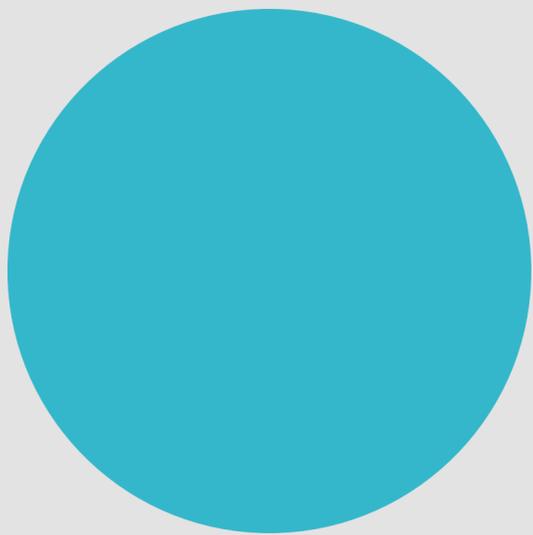
Photovoltaic panels to support greener operations

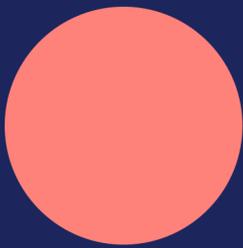


EV Charging and cycle provisions for sustainable travel



BLOOM ULTRA URBAN WAREHOUSES





# Why West London?

With a prime West London location in Fulham, and easy access to nearby Chelsea, Battersea, and Hammersmith, Bloom Fulham offers businesses the chance to gain a foothold in a part of the city not known for an abundance of flexible business, office and light industrial space..

The location also offers superb links to the nearby A308, A217 and A4 as well as quick access to both Putney and Wandsworth bridge, all of which are all less than 10 minutes away. Of course, Fulham itself is also a hub of activity, with all the best of West London on offer.

- 1 Fulham Broadway Retail Centre
- 2 Quadra
- 3 District
- 4 Megan's by the Green
- 5 The White Horse
- 6 Amuse Bouche Champagne Bar
- 7 Parsons Green
- 8 Cocotte Parsons Green
- 9 Nayaab Fulham
- 10 Flavourtown Bakery
- 11 Local Hero
- 12 T'Amini Lebanese Bakery
- 13 The Fox & Pheasant
- 14 Jak's
- 15 Chelsea Funhouse
- 16 La Famiglia
- 17 Mucci's



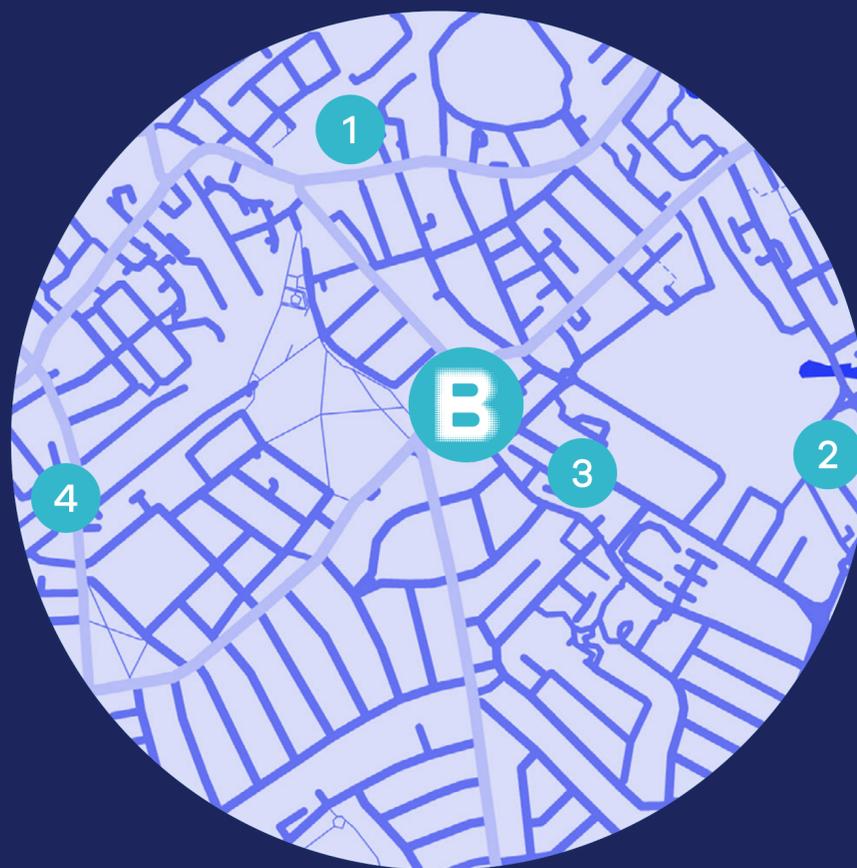
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BLOOM FULHAM



## Fast, local connections

Fulham Broadway station is less than 10 minutes away, with the closest bus stop directly across the road from the development.



- 1 **Fulham Broadway**  
8 mins
- 2 **Imperial Wharf**  
8 mins
- 3 **Harwood Terrace (Stop N)**  
1 min
- 4 **Parsons Green**  
16 mins





## Demographics

3 mile radius

**810k**

Population projection by 2025

**376k**

Household numbers by 2023

**597k**

Projected employees by 2025

**£52k**

Average household income

## West London charm

Known for its leafy parks, chic cafés, and abundance of one-off boutiques, Fulham has everything that West London is known for, all on your doorstep from Bloom Fulham.

Locale  
Fulham

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BoysNBerrys

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Amuse  
Bouche



Little Blue Door

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Local Hero

BLOOM F



Ta'Mini Bakery

Imperial Studios / 8-9 Imperial Road / Fulham SW6 2AG



The Hive SW6

BLOOM F



## The perfect fit

Bloom Fulham has been designed to suit the needs of an enormous variety of different sectors. The flexibility of the space itself, alongside its amenities, makes it ideal for sectors including builders' merchants, food & beverage, retail, film, manufacturing, light industrial, fitness, workshops, E-commerce and many more.



# Make SW6 home

With best-in-class space and facilities in an area where industrial opportunities are rare and the lifestyle on offer is second to none, Bloom Fulham is an ideal home for any business looking to make West London its home.

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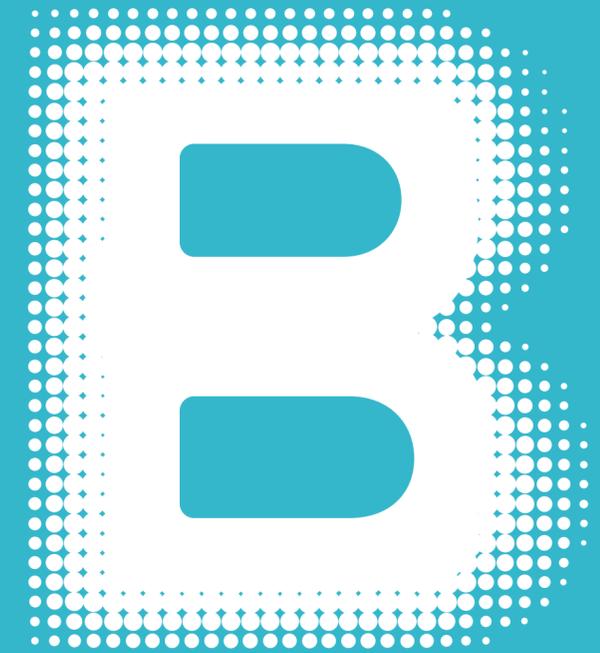
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