



Ground Floor Rear

The Works, 14 Turnham Green Terrace Mews, Chiswick, W4 1QU

Modern Mews office in the heart of Chiswick

1,600 sq ft
(148.64 sq m)

- Fibre Broadband
- EPC Grade A
- Bike parking & shower facilities
- Fitted kitchenette
- Exposed Air cooling and heating.

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Summary

Available Size	1,600 sq ft
Rent	£42.50 per sq ft
Rates Payable	£11.52 per sq ft Approx
Rateable Value	£36,000
Service Charge	£5 per sq ft Approx
Car Parking	N/A
VAT	Applicable
Estate Charge	N/A
EPC Rating	A (17)

Description

The Works is a modern office development in Turnham Green Terrace Mews, just off Turnham Green Terrace in the vibrant London suburb of Chiswick.

Location

Turnham Green Underground Station (District Lines to London and both Richmond & Ealing Broadway) is less than a 2 minute walk (0.1mile) to the north of the property. The wide ranging amenities of Chiswick High Road are very short walk to the south

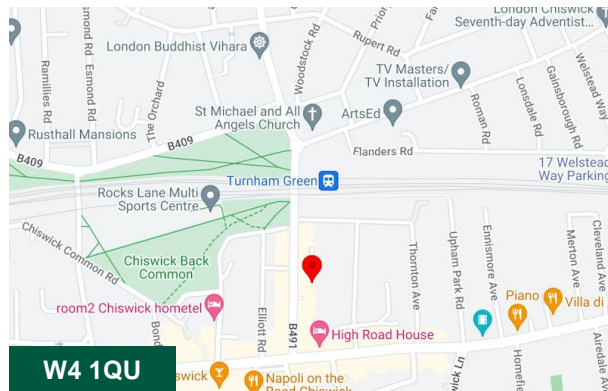
Accommodation

The accommodation comprises the following

Name	sq ft	sq m	Availability
Ground - Rear	1,600	148.64	Available
Total	1,600	148.64	

Viewings

Strictly by arrangement with Whitman Commercial.



Viewing & Further Information



Jeremy Day FRICS

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Energy performance certificate (EPC)

The Works
Turnham Green Terrace Mews
Turnham Green, Chiswick
London
W4 1QU

Energy rating

A

Valid until: **20 September 2026**

Certificate number: **0210-7990-0396-0990-7034**

Property type	B1 Offices and Workshop businesses
Total floor area	1,523 square metres

Rules on letting this property

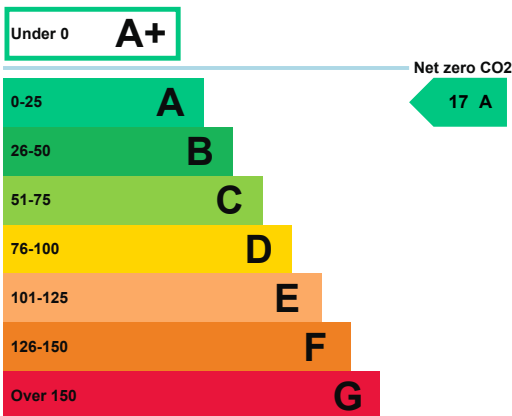
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is A.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 B

If typical of the existing stock

94 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	7.98

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9703-4091-0969-0700-9025\)](https://energy-certificate/9703-4091-0969-0700-9025).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ian Barnhurst
Telephone	07836796149
Email	ian@compliancewestmidlands.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

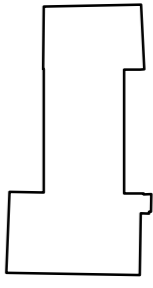
Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001668
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Easy EPC
Employer address	Brighton, BN2
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 September 2016
Date of certificate	21 September 2016

NOTES

1. This drawing is not to be scaled. Use figured dimensions only. Detailed site survey to be carried out to establish bearings. Figured dimensions are in mm. All dimensions are to face unless otherwise stated. All work to be carried out in accordance with the current Building Regulations. The architect shall be notified of any discrepancies.
2. This drawing has been produced for sole use on this project and is not intended for use by any other person or for any other purpose.



Note: Ⓞ Denotes Grid line not parallel or perpendicular to G1.5

- Ⓞ New External Brickwork wall - Wiertheberger St. Ives Rustica
- Ⓞ Existing External Brickwork wall
- Ⓞ Rainscreen - Horizontal Larch boards
- Ⓞ 300mm thick Concrete retaining wall
- Ⓞ 200mm thick In-Situ Concrete wall
- Ⓞ 250x250 concrete column
- Ⓞ Power floated 65mm Reinforced screed floor
- Ⓞ Floor finish to be decided by client
- Ⓞ Steel balcony balustrade
- Ⓞ Steel External Gate balcony decking
- Ⓞ Concrete upstand
- Ⓞ Glazed screen
- Ⓞ Douglas fir veneered plywood wall cladding
- Ⓞ Plaster and skim wall finish
- Ⓞ Plaster and skim finish
- Ⓞ Aluminium/ timber composite window system
- Ⓞ Glazed sliding door and fixed glazed panel unit
- Ⓞ External Gate service door
- Ⓞ Timber door
- Ⓞ Zinc capping for the top of the parapet.
- Ⓞ Zinc Roof - Rheinzinc Graphite Grey.
- Ⓞ Zinc Gutter
- Ⓞ Zinc flashing
- Ⓞ Replace existing window, like for like.
- Ⓞ Obscured glazing
- Ⓞ Concrete self levelling flooring
- Ⓞ Coat material
- Ⓞ Exposed service duct
- Ⓞ Exposed concrete ceiling
- Ⓞ Suspended plasterboard ceiling
- Ⓞ Exposed larch rafters
- Ⓞ Boxed in air supply/exhaust ducts.
- Ⓞ Air Heating/ Cooling cassettes.
- Ⓞ Fire Ceiling.
- Ⓞ Visual Opening and Fixed Rooflights or similar.
- Ⓞ Steel portal frame.
- Ⓞ Concrete retaining wall.
- Ⓞ Exposed steel lintel.
- Ⓞ Zinc downpipe.
- Ⓞ Concrete sill.
- Ⓞ Timber Sutters
- Ⓞ Durabellia Sound Check RC-25/1 or similar approved
- Ⓞ Internal timber stud wall
- Ⓞ Timber screen to plant equipment.
- Ⓞ Knockdown panel with timber walis to have the same appearance as existing walls.
- Ⓞ New door in existing window opening
- Ⓞ Existing grill openings, fixed glazed panel installed behind internally.
- Ⓞ Mechanical screw jack operators for high level windows. Opened from ground level using a rod.

rev	date	description	dm	chk
C13	04.03.16	Issue for client approval to use with cost and schedule.	LK	CT
C12	04.02.16	Finalty package V04 (for change to floor E001) Windows	LK	CT
C11	14.12.15	Wall sign shop window.	LK	CT
C10	27.11.15	Knockdown timber knockdown.	LK	CT
C09	26.10.15	For concrete.	LK	CT
C08	26.07.15	Complete External Gate and Sign Shop Windows	LK	CT
C07	02.07.15	For concrete.	LK	CT
C06	29.05.15	Wall and schedule, new one added to Cone 2	LK	CT
C05	13.05.15	Cone 1 position adjusted by slab reworking wall	LK	CT
C04	27.04.15	For concrete.	LK	CT
C03	17.03.15	For concrete.	LK	CT
C02	17.03.15	For concrete.	LK	CT
C01	06.03.15	For concrete.	LK	CT
T07	17.02.15	Submit V03 Complete Timber WC with shower	LK	CT
T06	02.07.14	Complete scheme	LK	CT
T05	23.06.14	For concrete.	LK	CT
T04	13.06.14	For concrete.	LK	CT
T03	03.06.14	For concrete.	LK	CT
T02	02.05.14	For concrete.	LK	CT
T01	27.05.14	For concrete.	LK	CT

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dwg title: Ground Floor Plan

drawn by: LK job no: 13-50

date: Mar 2016 scale: 1:100 @ A1

drawing no: 13-50-101 revision: C13

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