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Prominent corner property to let  
**2 CHISWICK HIGH ROAD, LONDON, W4 1TH**  
**1,987 SQ FT** (184.60 SQ M)

Prominent corner ground floor commercial property with secure on site parking at the corner of Chiswick High Road and Goldhawk Road in W4.

## KEY POINTS

- Self contained
- Prominent corner position
- E class and suitable for a variety of uses including retail, leisure, educational, medical and offices
- Secure parking on site
- Excellent floor to ceiling height
- 4 Car Parking Spaces



## LOCATION

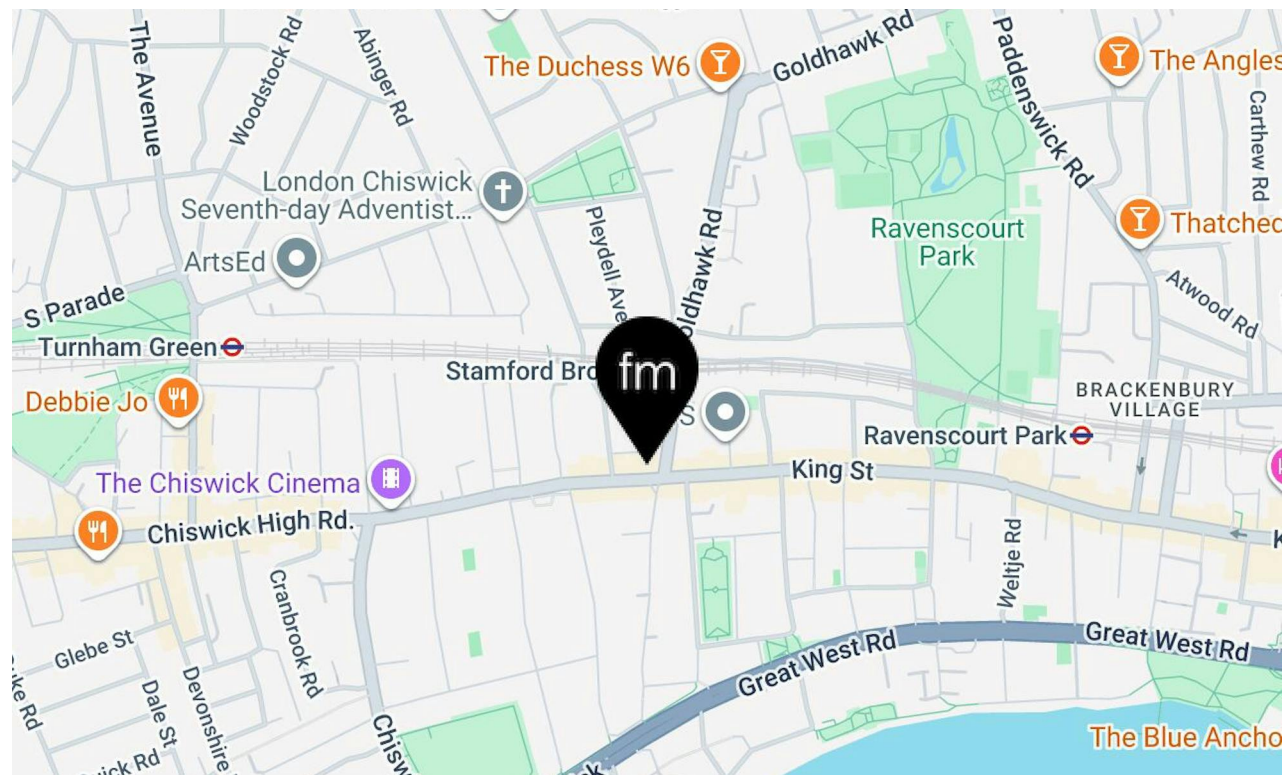
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The property occupies a corner, prominent position on Chiswick High Road at its junction with King Street and Goldhawk Road where Chiswick W4 meets Hammersmith W6 in the Stamford Brook area of Chiswick. Stamford Brook Station (District Line) is a one minute walk on the Goldhawk Road and there is secure parking for up to four cars at the rear of the property, also accessed from Goldhawk Road. The A315 Chiswick High Road connects to the A4 for the M4 and the west via Chiswick Lane and there are numerous buses connecting Hammersmith and Chiswick on Chiswick High Road and King Street.

## DESCRIPTION

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The property is arranged over ground floor and part basement to comprise a self contained, rectangular commercial property. It is suitable for a variety of uses and has been used for the past 13 years as a private bank. It is suitable for an office, retail, leisure or medical user and benefits from four secure parking spaces to the side with access directly onto Goldhawk Road.







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### **AVAILABILITY**

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Ground - Commercial space	1,848	171.68	Available
Basement - storage	138	12.82	Available
<b>Total</b>	<b>1,986</b>	<b>184.50</b>	



## RENT

£35 per sq ft (£69,545 per Annum) Offers over  
£69,500 per annum exclusive

## BUSINESS RATES

Rateable value is £59,000  
Rates Payable £12.87 per sq ft

## SERVICE CHARGE

£1,500 per annum

## EPC

D

## VAT

Applicable

## ADDITIONAL INFORMATION

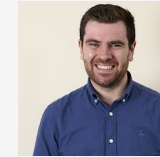
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## CONTACT



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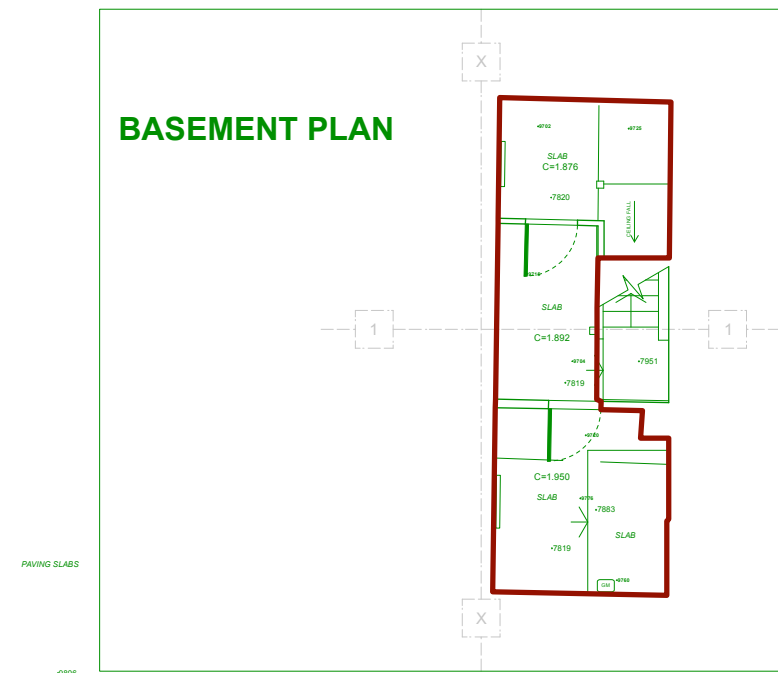
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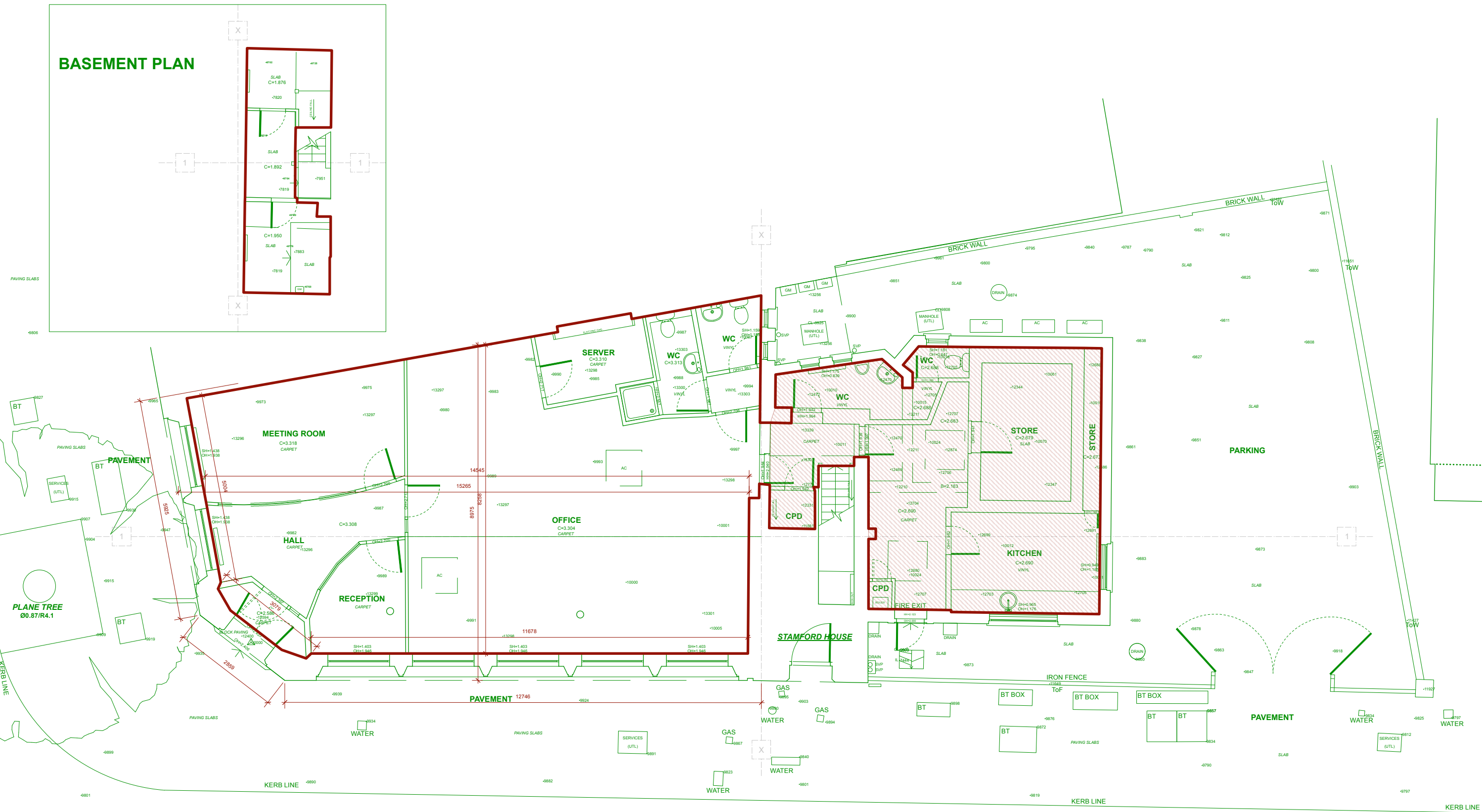
**WEST LONDON'S LEADING  
COMMERCIAL PROPERTY AGENCY**

**FROSTMEADOWCROFT.COM | 020 8748 1200  
ISLAND STUDIOS, 22 ST PETERS SQUARE  
HAMMERSMITH, LONDON W6 9NW**

# BASEMENT PLAN



# GROUND FLOOR PLAN



Key

Revisions	

		Ingils Ingils Ltd Midsummer Studio 179 Dalling Road London W6 0ES patrick@ingilsingils.com, kate@ingilsingils.com	Client <b>Joanna Rourke</b>
Scale <b>1:100 at A3</b>	Drawn by <b>KI</b>	Project <b>2-4 Chiswick High Road London W4 1TH</b>	
		Drawing <b>Existing plans</b>	
<b>FEASIBILITY</b>		Date <b>April 2024</b>	
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