

36,866 sq ft of unique flexible
commercial space in the
Centre of West London
Available Q2 2024

BLOOM ULTRA URBAN WAREHOUSES

BLOOM FULHAM

Bloom Fulham

A one-of-a-kind opportunity

Bloom are bringing Imperial Studios to the market following a light refurbishment to ensure the capabilities of this site are as high as possible. Positioned on the eastern side of Imperial Road close to the junction with the New Kings Road, the site benefits from links to the nearby A308, A217 and A4, as well as quick access to Wandsworth Bridge.

Delivering six varying units across the ground and first floors, Bloom Fulham is designed with employee wellbeing and ESG credentials at the forefront.

Bloom Fulham accounts for a significant proportion of its borough's industrial space available, meaning its occupier will have a unique opportunity to thrive.

36,866 sq ft of prime, ultra-urban commercial space



Computer generated image is indicative only.



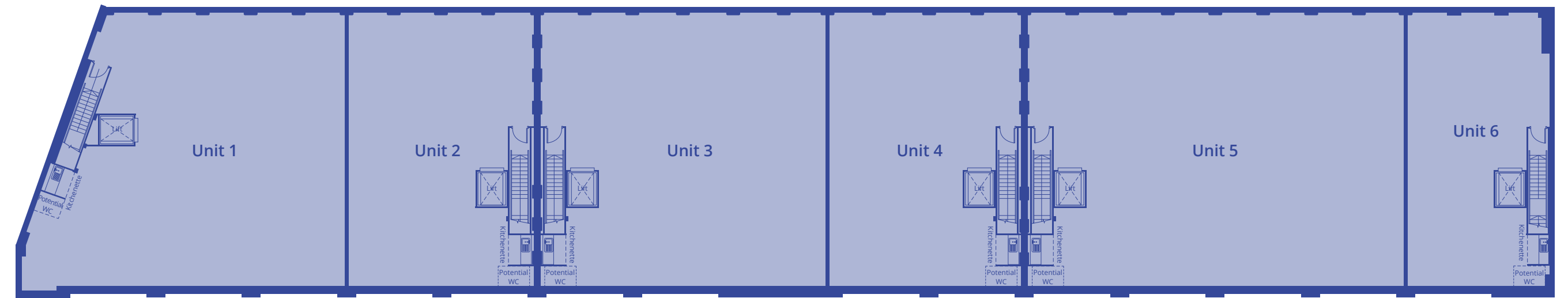
Designed to suit your business need

Bloom Fulham provides a wide range of unit sizes and capabilities to meet the needs of individual business needs.

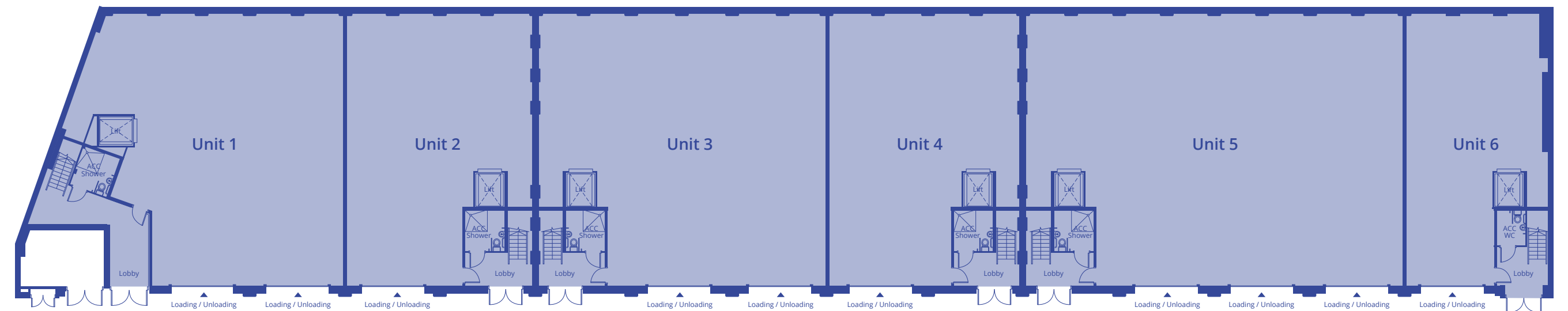
All units are available individually or combined, with the option to explore reconfiguration in partnership with an occupier.

Unit	Ground floor (sq ft)	First floor (sq ft)	Total (sq ft)
Unit 1	3,348	3,681	7,029
Unit 2	2,336	2,368	4,704
Unit 3	3,584	3,638	7,222
Unit 4	2,411	2,443	4,854
Unit 5	4,682	4,758	9,440
Unit 6	1,798	1,819	3,617

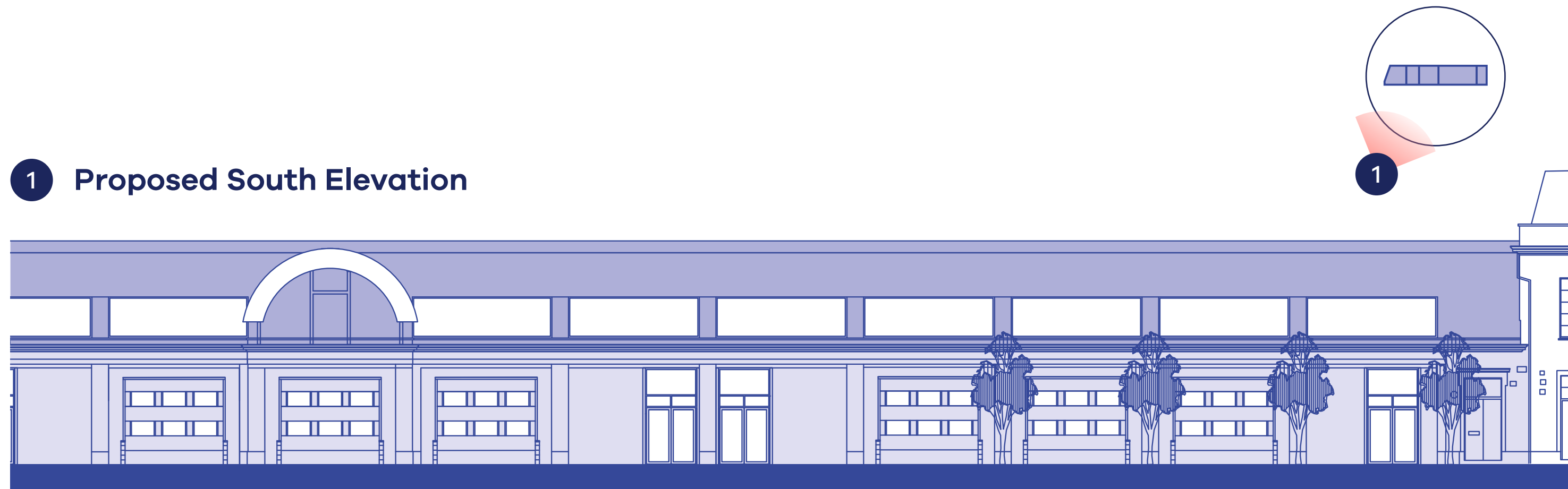
First Floor



Ground Floor



1 Proposed South Elevation



2 Proposed South Elevation



3-9 Imperial Road, Fulham SW6 2AG

- Suitable for class E use
- Two storey fully operational warehouses featuring premium ESG credentials
- 1,000kg goods lift
- Proposed ground floor eaves: 3.25m
- Proposed first floor eaves: 4.25m
- Existing eaves height has the potential to be taken up to approximately 12m+.

Earls Court

South Kensington

Chelsea

The City

A308

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BLOOM FULHAM



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Space designed to help your business grow



1,000kg goods lift



Loading facility: level access loading doors on all units



Power capacity: 1 MVA



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



4.25m clear internal eaves height



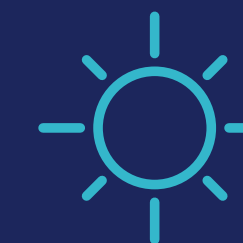
EPC A targeted



BREEAM Very Good targeted



Net zero carbon Operation



PV roof panelling



EV charging and cycle provisions for sustainable travel

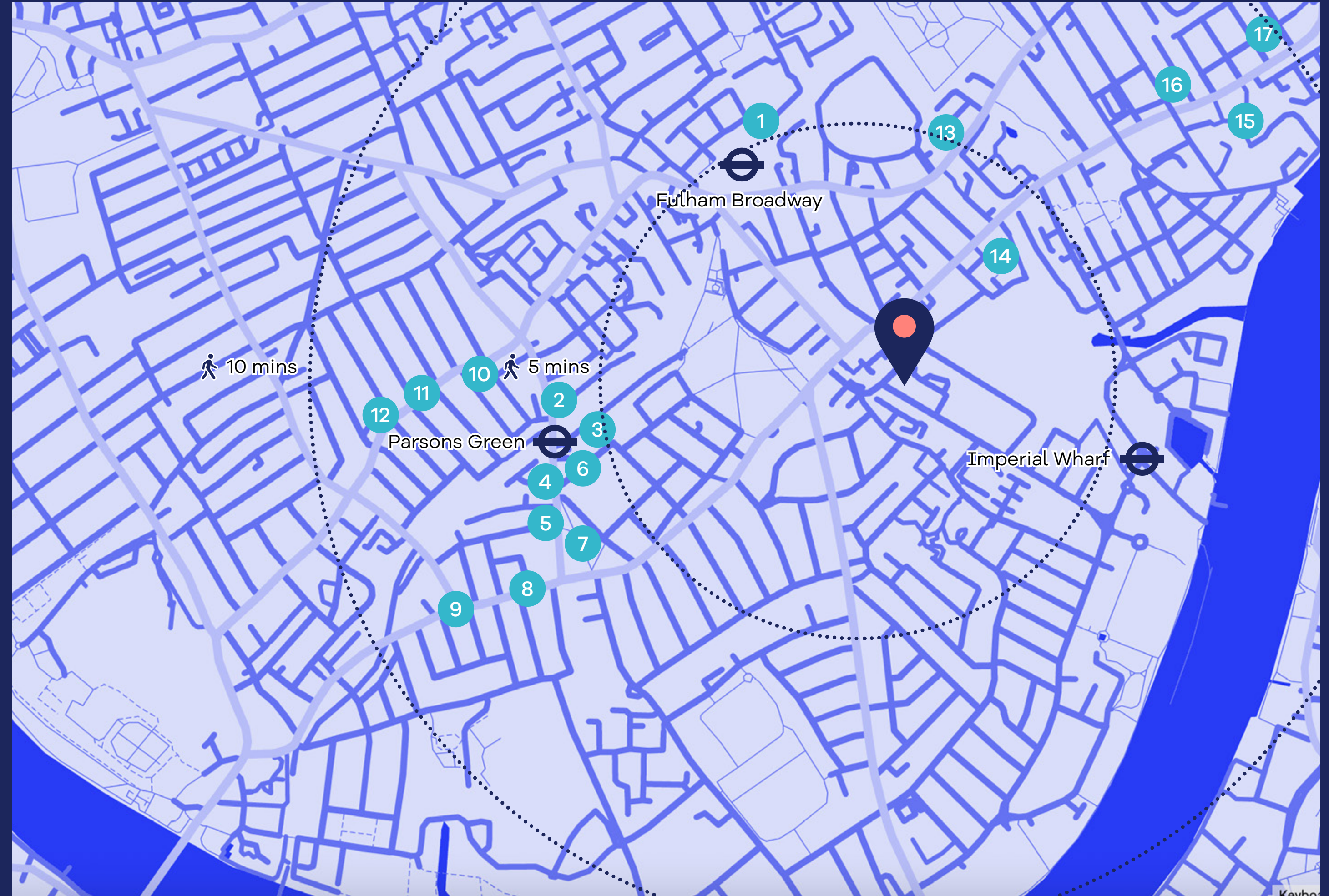


A prime West London location

Located in zone 2, Bloom Fulham is just a short walk from the many amenities of the Kings Road (A308) and Fulham Broadway tube station. The scheme benefits from excellent bus connections and cycle routes to the West End and City, as well as to wider London.

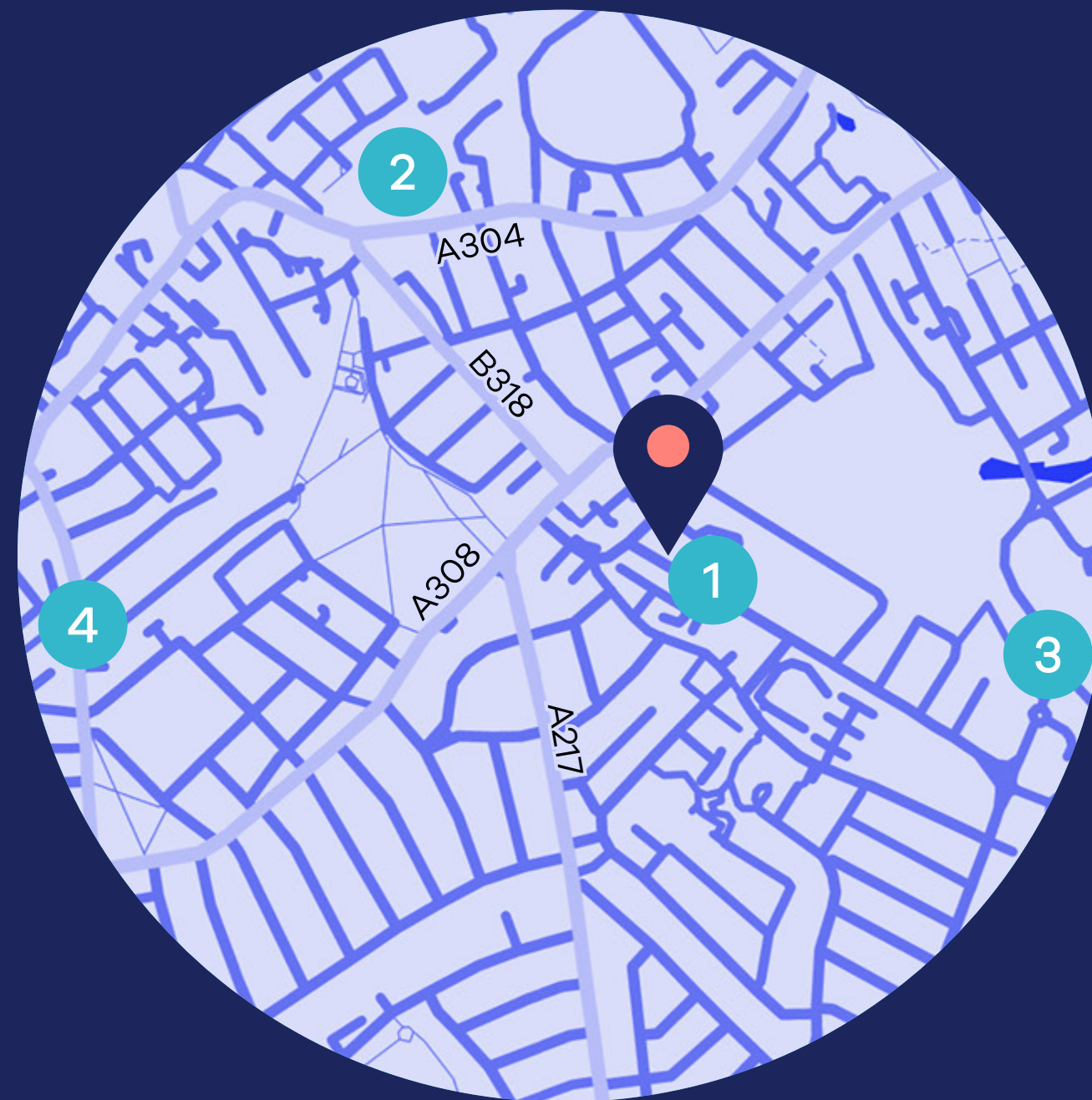
Of course, Fulham itself is also a hub of activity, with all the best of West London on offer.

- 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

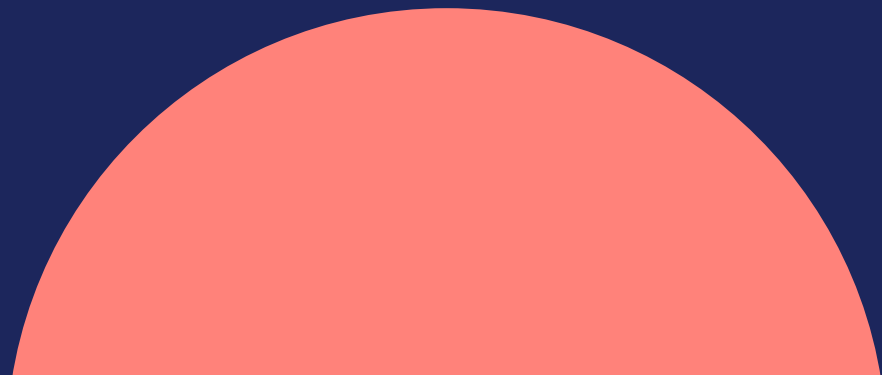
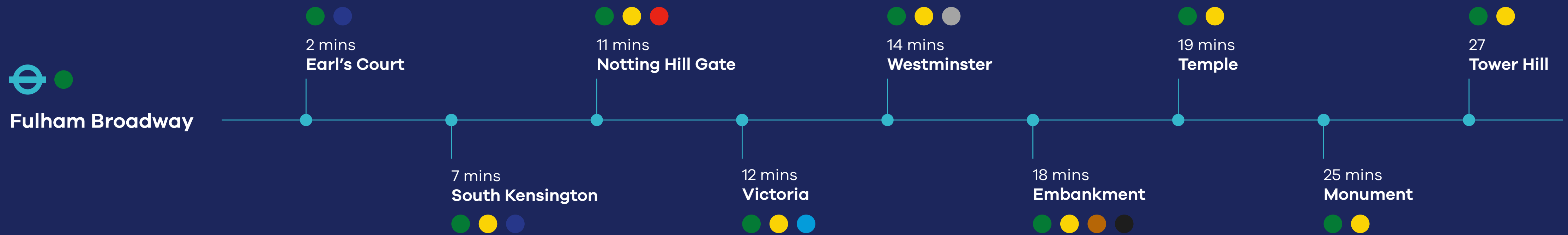


Fast, local connections

Fulham Broadway, Parsons Green and Imperial Wharf stations are all a short walk away, providing access to the District line, London Overground and wider National Rail Services.



- 1  **Harwood Terrace (Stop N)**
🚶 1 mins
- 2  **Fulham Broadway**
🚶 8 mins
- 3  **Imperial Wharf**
🚶 8 mins
- 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

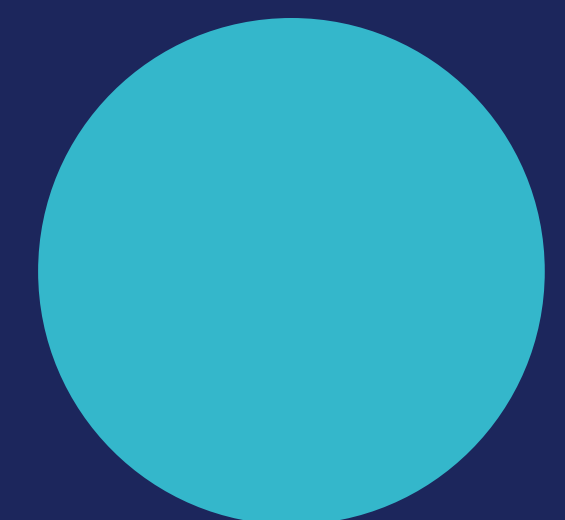
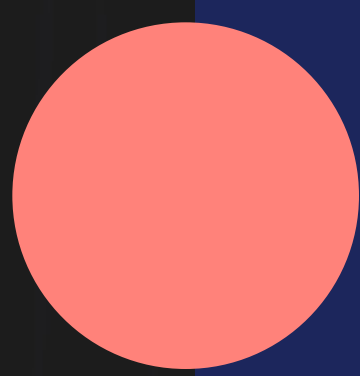
Average household income



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.





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.



Bloom

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