

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 it's 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

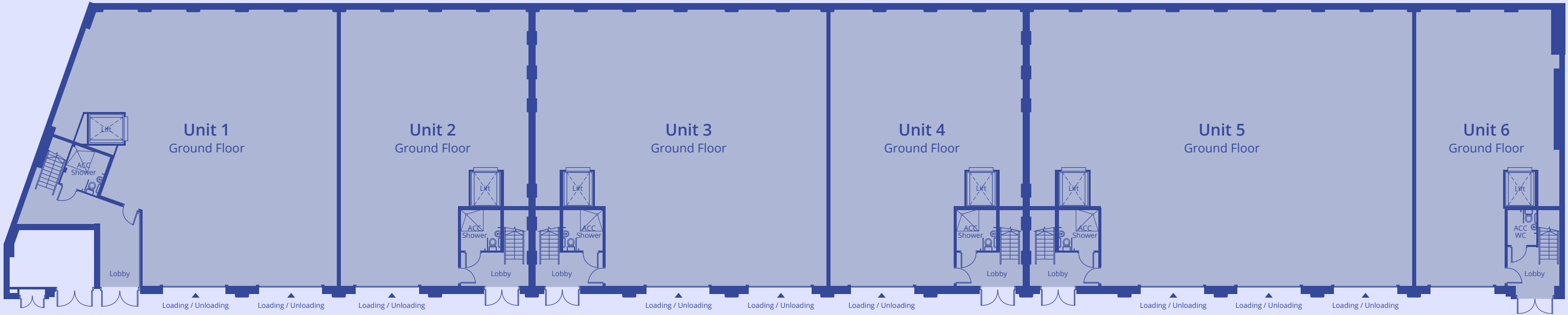
As with all Bloom’s warehouses, Bloom Fulham has been designed around the needs of modern working life.

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
Total	7,029	Total	4,704
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
Total	7,223	Total	4,855
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
Total	9,440	Total	3,617



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)

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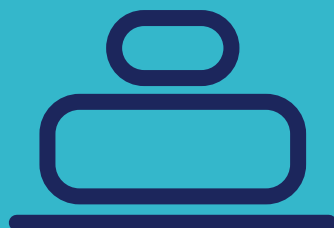
Specification.



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



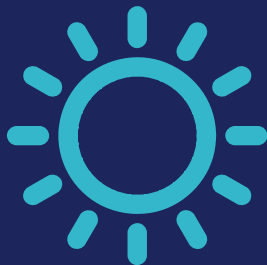
EPC A targeted



BREEAM Very Good targeted



Enhanced Biodiversity



Photovoltaic panels to support greener operations



EV Charging and cycle provisions for sustainable travel

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 | |



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





BLOOM ULTRA URBAN WAREHOUSES



BLOOM FULHAM



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

BoysNBerrys

Amuse
Bouche



BLOOM ULTRA URBAN WAREHOUSES

BLOOM FARM

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



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.

bloom-developments.co.uk

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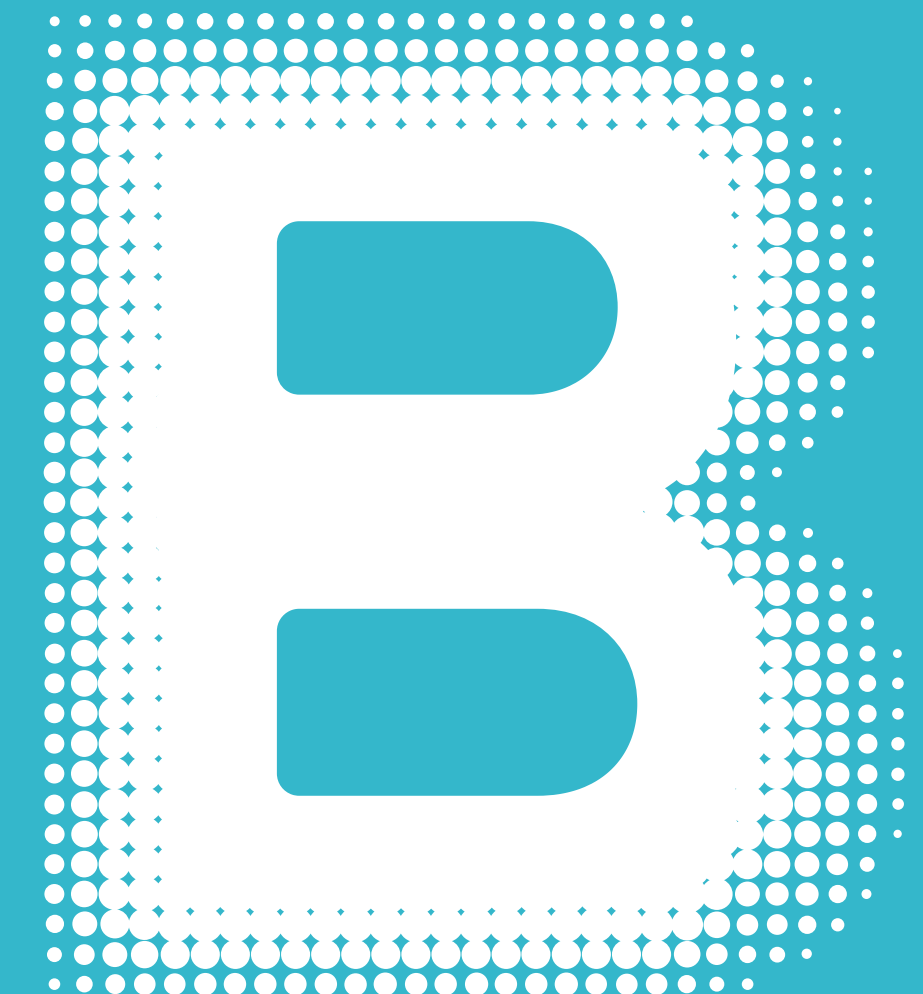
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