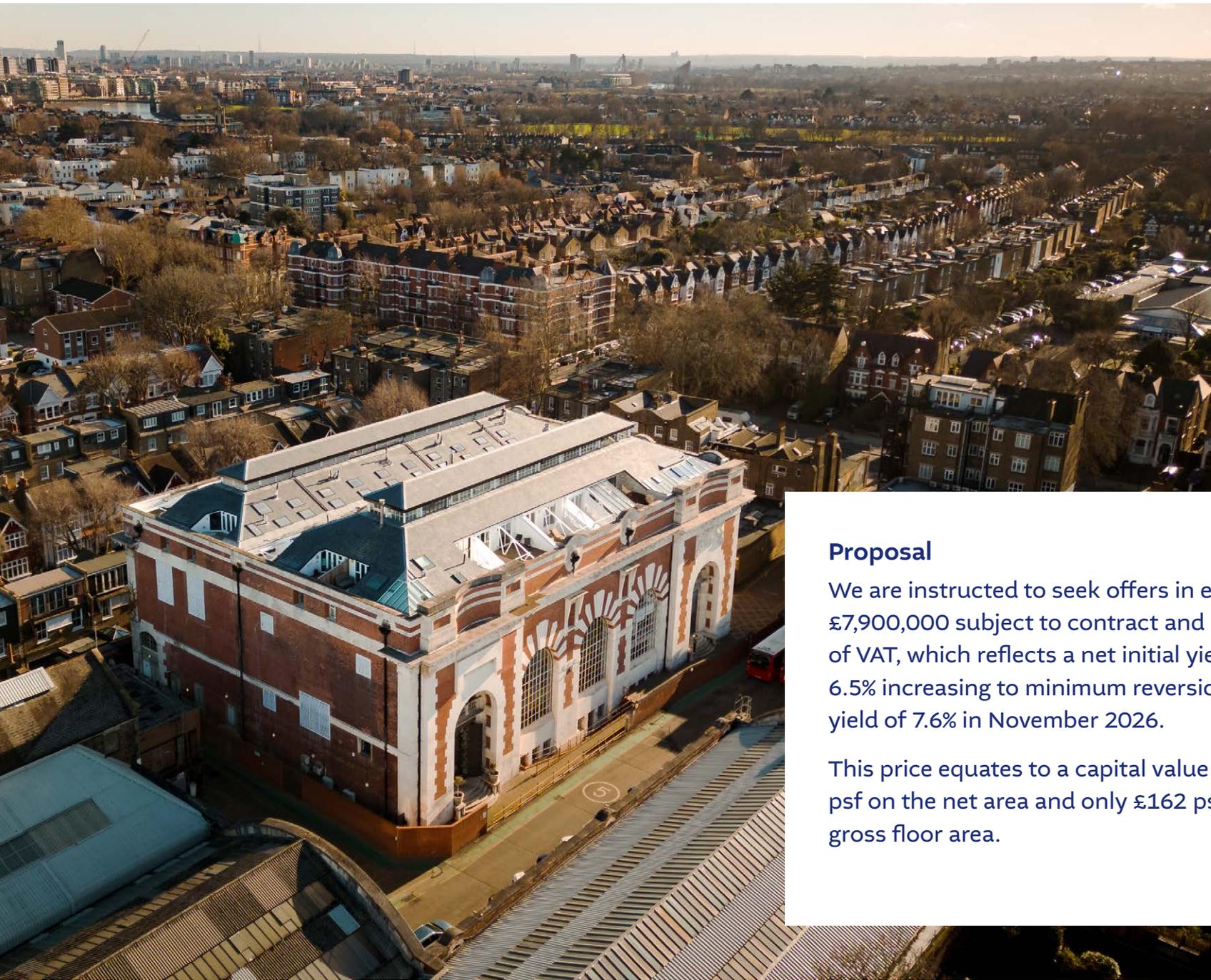




THE POWER HOUSE / 70 CHISWICK HIGH ROAD / W4 1SY



**Cyril
Leonard**



Executive Summary

- / Freehold
- / The Power House provides a rare opportunity to acquire an iconic and award winning recording studio that is renowned to be a global leader in the industry
- / Well located just off Chiswick High Road within 7 minutes walk from Turnham Green Underground Station (District Line & Piccadilly Line)
- / The building comprises offices and recording studios with a net lettable floor area of 21,268 sq. ft and a Gross internal floor area of 48,742 sq ft. Constructed within the roof, with a separate access, are 19 flats which have been sold off on long leases
- / The property is let to Metropolis London Music Ltd with a guarantee from Industication Inc Ltd for a term certain of circa 19.75 years
- / The passing rent is £548,054 pax equating to an economical £25.76 per sq. ft. The lease is subject to rent review in November 2026 and 5 yearly thereafter. The rent reviews are linked to RPI with a cap and collar at 2.00% & 5.00%
- / Potential to increase the net lettable floor area by circa 38%

Proposal

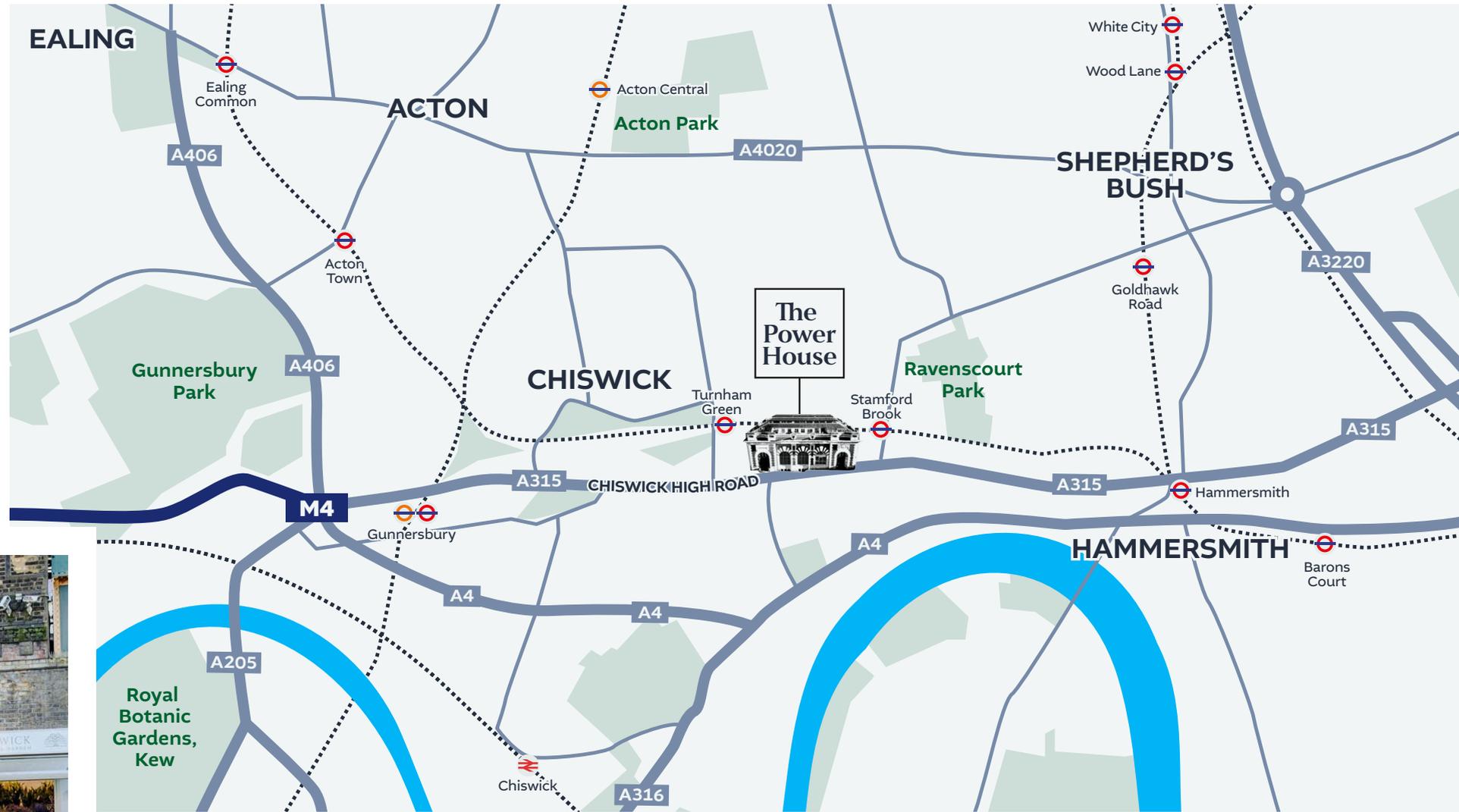
We are instructed to seek offers in excess of £7,900,000 subject to contract and exclusive of VAT, which reflects a net initial yield of 6.5% increasing to minimum reversionary yield of 7.6% in November 2026.

This price equates to a capital value of £371 psf on the net area and only £162 psf on the gross floor area.

Location

Chiswick is strategically located between Central London and the M25 / Heathrow Airport.

Chiswick High Road provides good road access to the South Circular (A205), the North Circular (A406) and Junction 1 of the M4 Motorway providing quick access to Central London, the national motorway network and is within 10 miles of Heathrow Airport.



01/mile
to the A406
North Circular

06/miles
to Central London
via the A4

07/miles
to the A205
South Circular

10/miles
to Heathrow Airport
via M4 Motorway



Chiswick



Situation

The Power House is well located on the north side of Chiswick High Road (A315) in an established commercial and affluent residential location.



Chiswick High Road

Chiswick High Road contains a mix of retail, restaurants, food outlets and expanding office and hotel space. The wide streets encourage cafes, pubs and restaurants to provide al fresco experiences. Notable commercial occupiers in Chiswick include CBS, PepsiCo, Ericsson, Sony, Halliburton, Walt Disney, United International Pictures and Vue Entertainment.



Underground / Rail Connections

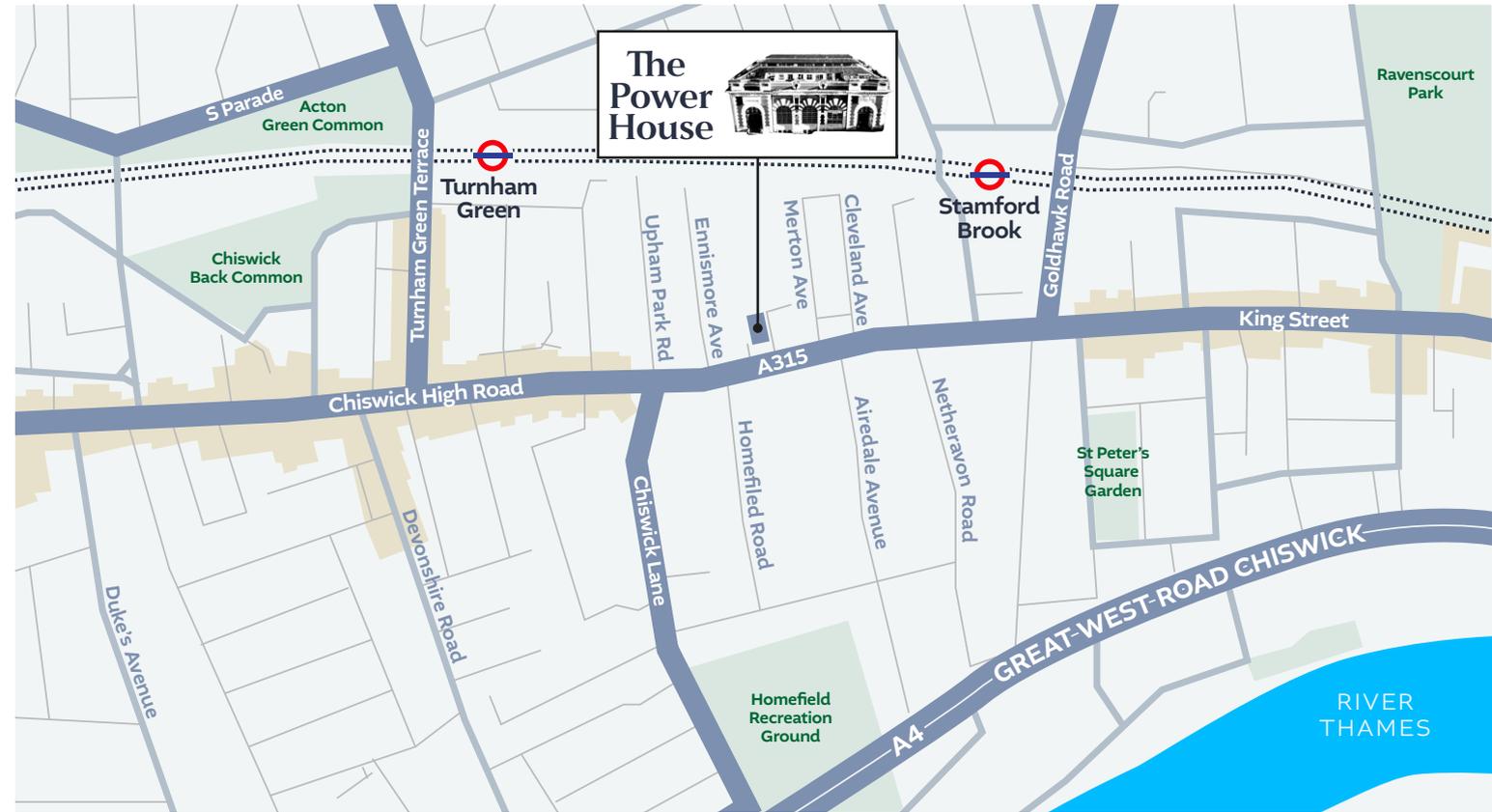
Turnham Green and Stamford Brook Underground Stations (District Line & Piccadilly Line) are situated within 7 minutes walk from the property and provide regular services into Central London and surrounds.

Nearby stations also include Kew Bridge (Mainline Rail Service), Acton Town (Piccadilly, District) and Acton Main Line Station (Elizabeth Line).

Bus



In addition there numerous bus routes linking with Richmond, Hammersmith and White City together with a boat service which runs along the River Thames from Kew Pier.



Nearby Stations



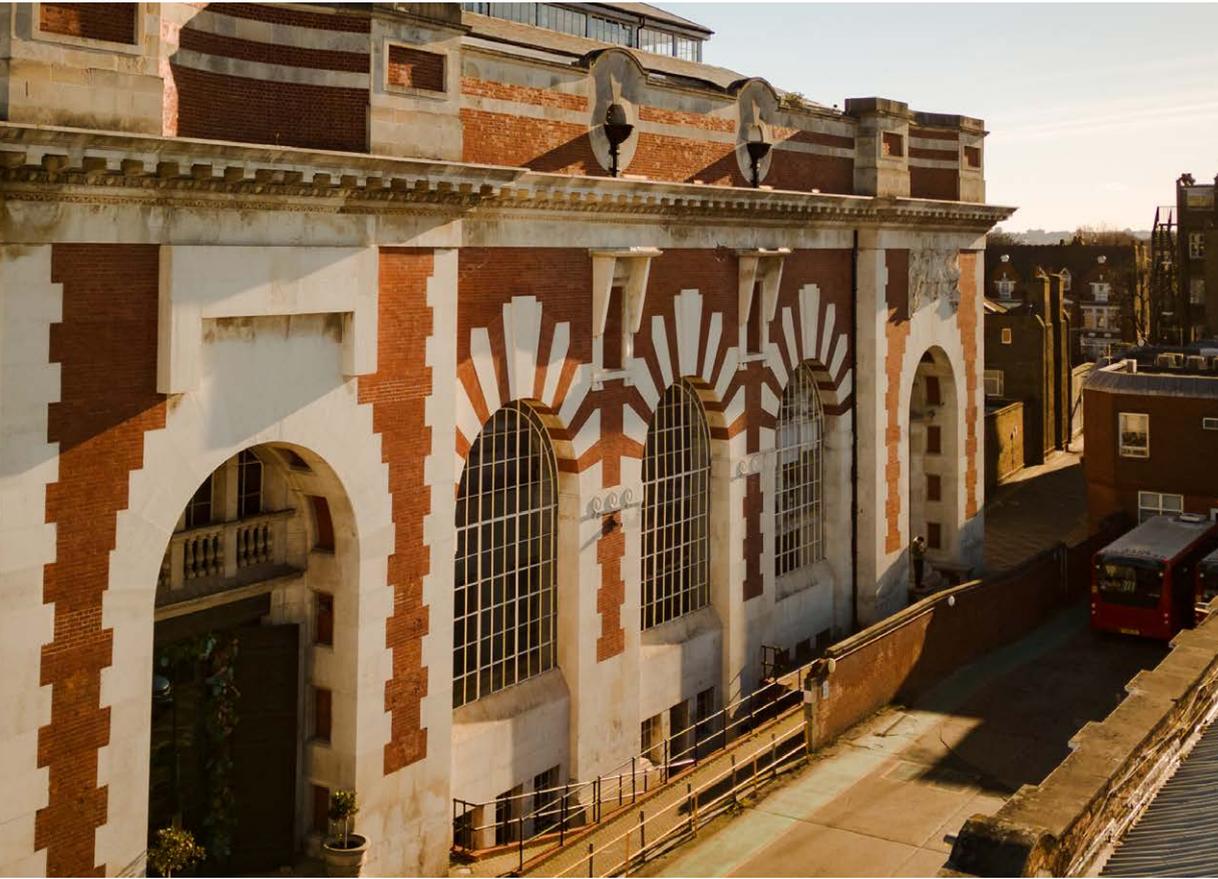
7 mins
 District Line
 Piccadilly Line



7 mins
 District Line

Nearby Occupiers

- / CBS
- / PepsiCo
- / Ericsson
- / Sony
- / Halliburton
- / Walt Disney
- / United International Pictures
- / VUE Entertainment



Description

The Power House is a very impressive Grade II Listed building, built in 1901. It is described by Pevsner as a “monumental free baroque brick and stone composition”.

It has been very creatively converted and now provides a combination of recording studios and offices arranged over basement, ground and three upper floors.

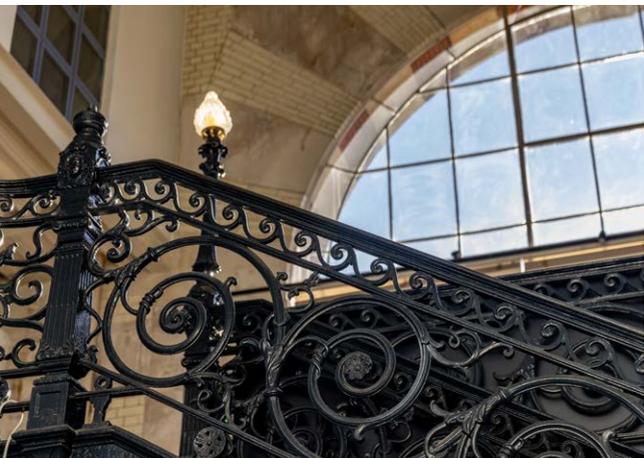
The building has significant character resulting from its former use with some dynamic triple height void areas which illustrates the potential for increasing the net lettable floor area.

There is an entrance to the recording studios/offices to the west of the building together with a dedicated lift and an original elaborate iron staircase.

There is a separate entrance to the south of the building providing access to 19 flats built within the roof structure.

The flats are provided with their own lift. There are 35 car parking spaces on Ground and First Floor of which 19 are for Metropolis Studios.

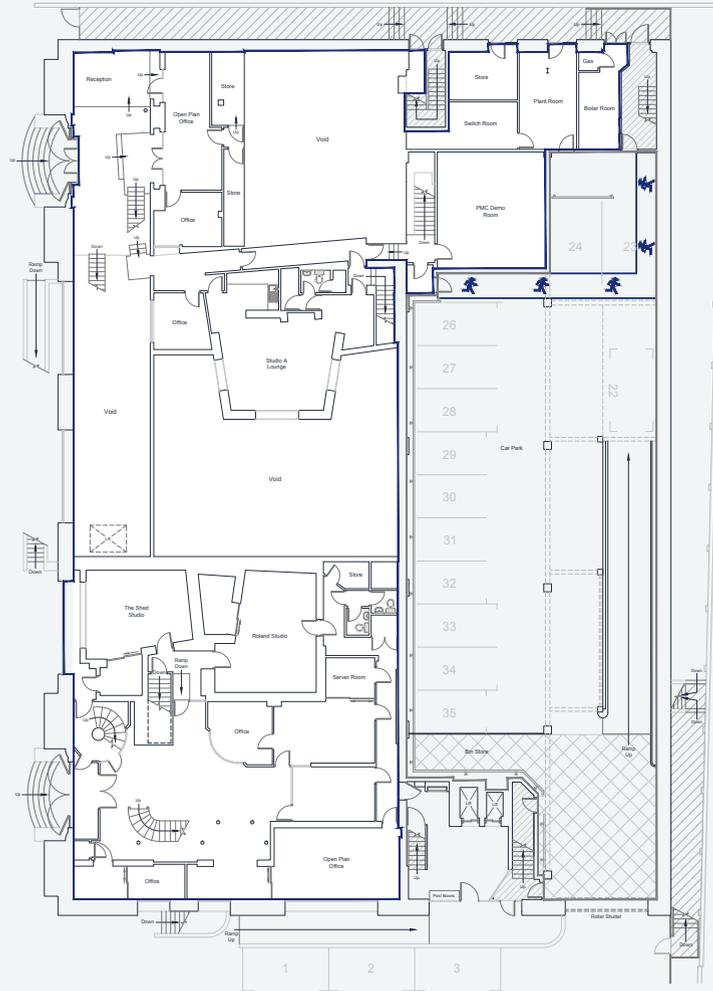
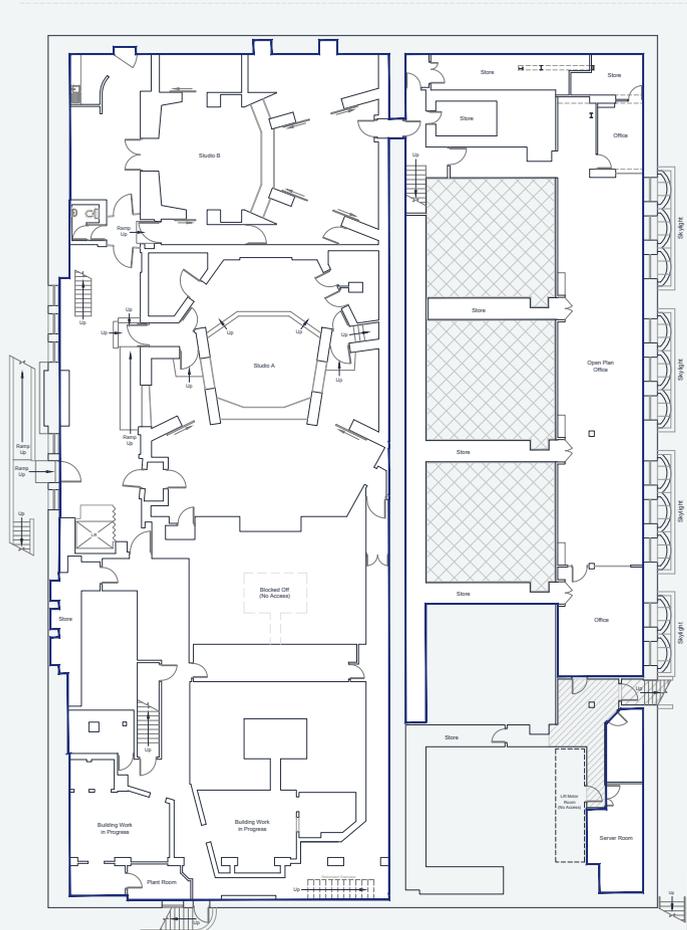
The property has Class E uses (Commercial, business and service).



Accommodation

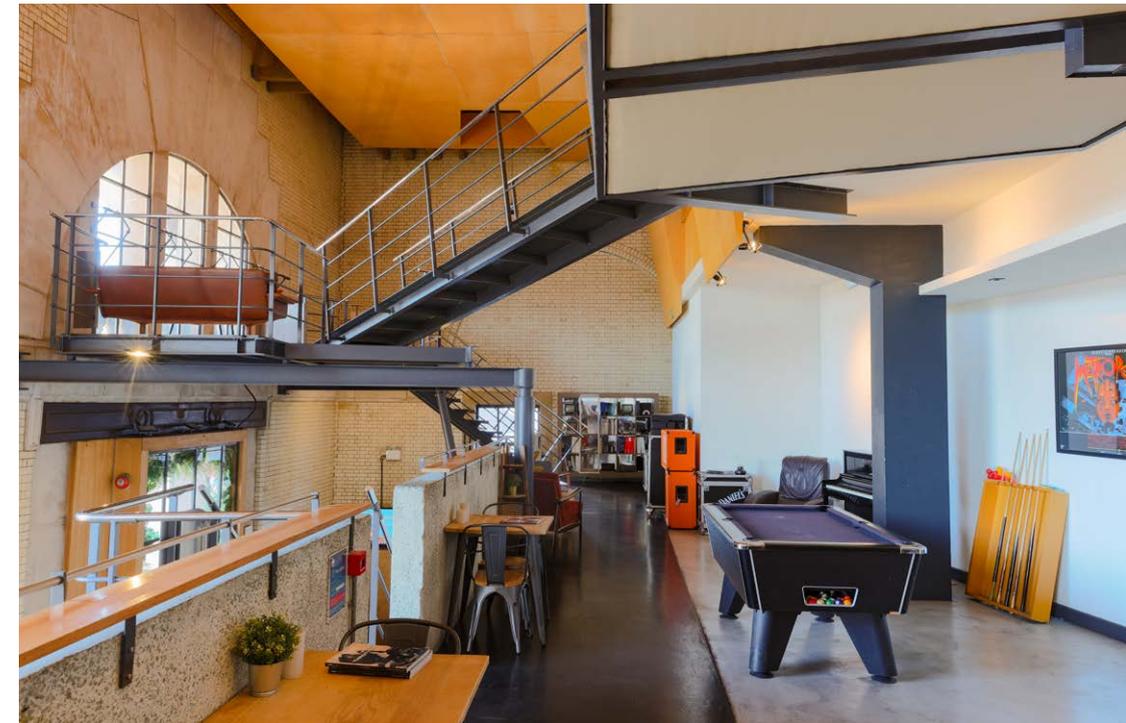
Lower Ground Floor

Ground Floor



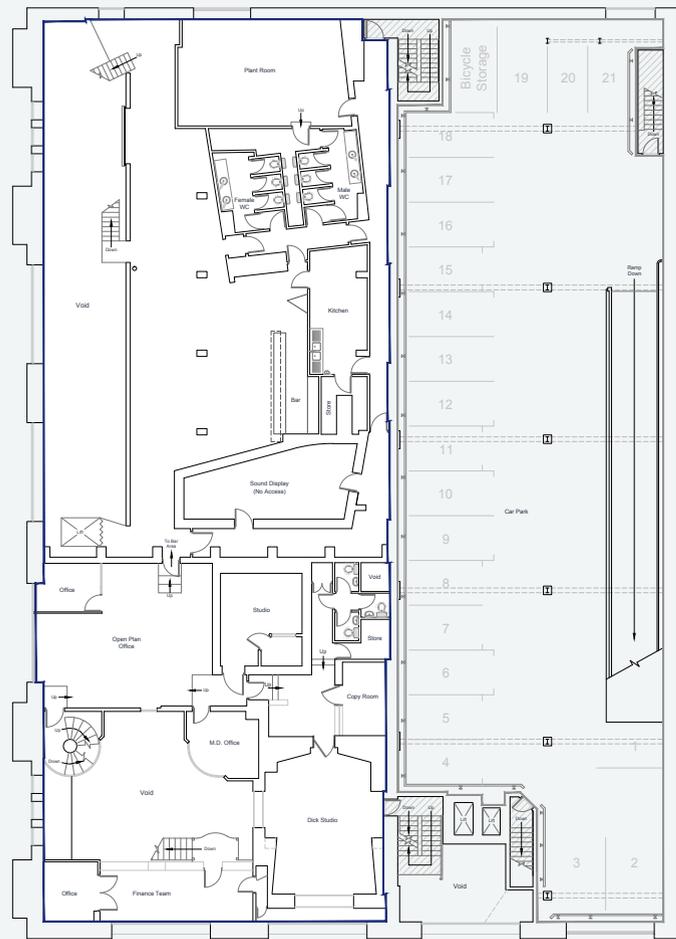
Floor	GIA Sq Ft	GIA Sq m	NIA Sq Ft	NIA Sq m
Second	6,441	598.39	3,744	347.83
First	7,394	686.93	4,923	457.36
Ground	7,034	653.48	5,237	486.53
Lower Ground	16,233	1,508.10	7,364	684.14
Sub-total	37,102	3,446.89	21,268	1,975.86
Car Park	11,640	1,081.39	-	-
Total	48,742	4,528.28	21,268	1,975.86

More information on The Power House - www.thisismetropolis.com/the-powerhouse/

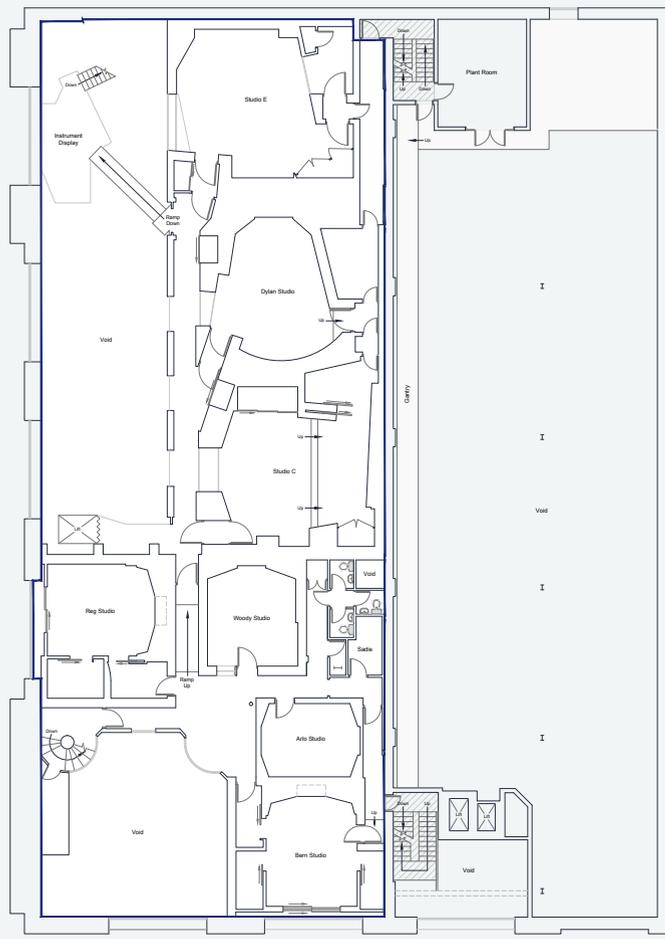


Accommodation

First Floor



Second Floor



History

Metropolis studios have a 30-year heritage at The Power House.

The Power House stands as a vibrant centre for numerous legendary and current musicians and producers.

Recording Artists whose music has been recorded, mixed or mastered in the building include – The Rolling Stones, Elton John, Queen, George Michael, Amy Winehouse, Adele, Rihanna, Prince, Jay Z, Mark Ronson and Travis Scott.

The recording studios have significantly contributed to advancing digital recording methods, reshaping the music industry, as well as honouring its essential analog origins, which are integral to its unique identity.

As a result, they have won numerous awards since 1993, such as MOBO, BRIT and GRAMMY Awards.



Metropolis Studios is a thriving hub of creativity, acquired in 2012 by Kainne Clements who is the Executive Chairman. In the same year, Kainne was appointed Executive Chairman of the Academy of Contemporary Music (ACM) where generations of musicians and music business executives have been educated. He combines his business role with his academic role and Metropolis are very proud to acknowledge that it is the only studio in the world affiliated to a very successful and fast evolving academy for music education.

The Power House represents Metropolis' steadfast dedication to empowering artists. Through a meticulously crafted and technologically advanced setting, it nurtures artists in their pursuit of artistic success. This architecturally impressive property provides an energetic and cooperative setting where artists can refine their skills, share concepts, and push the limits of their creative expression.

Tenure and Tenancy

Tenure

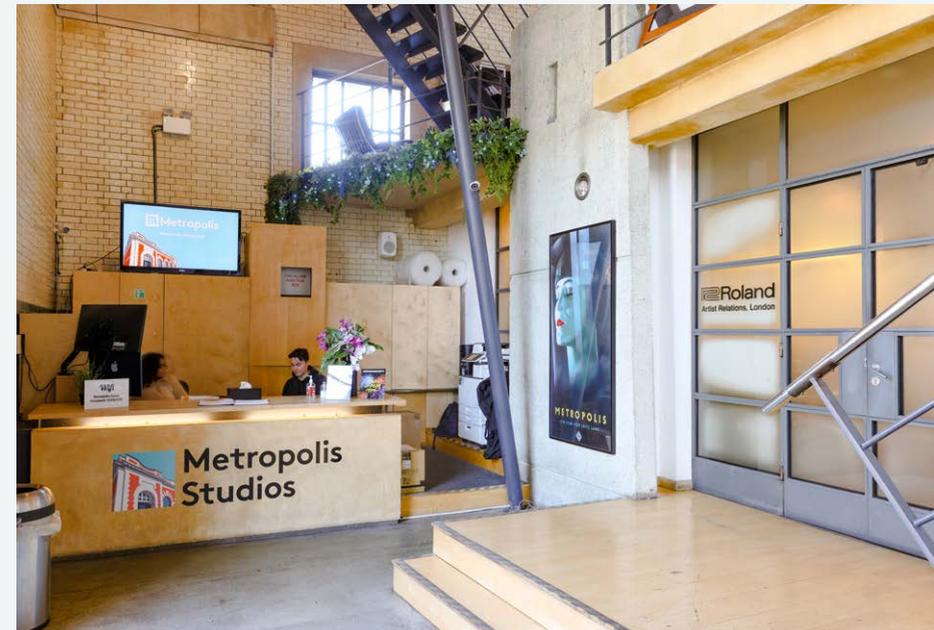
The Property is held Freehold. The residential element has been sold off on a long leasehold for 999 years from 4th November 2011 at a peppercorn rent.

Tenancy

The recording studios and offices are let on a full repairing and insuring lease to Metropolis Music Limited starting 4th November 2011 in conjunction with a coterminous supplemental lease starting 5th November 2013. Both leases are subject to a reversionary lease from 23rd December 2023 extending the lease a further 20 years with expiry now 3rd November 2043. The passing rent is £548,054 per annum which equates to a rent of £25.76 per sq ft.

The rent is subject to 5 yearly reviews, the next being on November 4th 2026. The rent is reviewed to increases in the Retail Price Index with a collar and cap at 2% and 5% respectively.

The lease is guaranteed by Industrication Inc Ltd.



Tenant Covenant

Metropolis London Music Limited	Year End 2022	Year End 2021	Year End 2020
Turnover	-	-	-
Profit Before Tax	-	-	-
Net Assets	£9,211,714	£9,203,512	£11,321,676

Guarantor Covenant

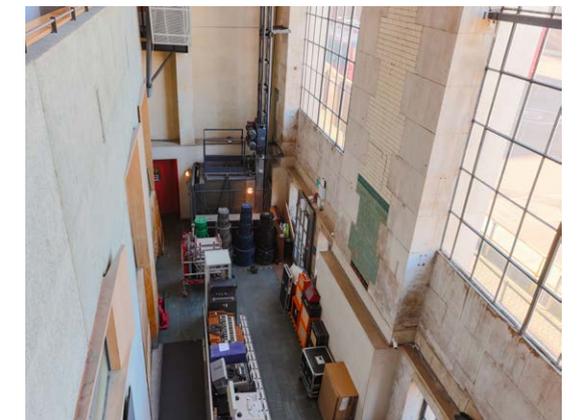
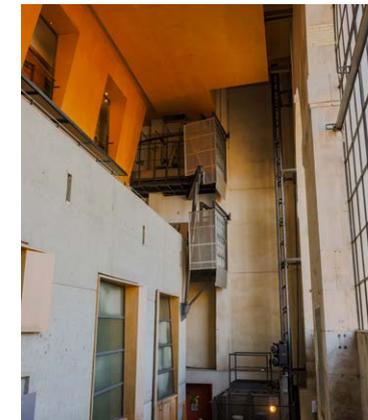
Industrication Inc Ltd	Year End 2022	Year End 2021	Year End 2020
Turnover	£15,670,719	£18,475,663	£17,855,652
Profit Before Tax	£168,011	£1,241,831	£1,700,882
Net Assets	£8,133,146	£8,220,073	£7,893,137

Development Potential

A study has been prepared by Liftshutz Davidson Sandilands to review how additional office accommodation can be created within the existing building.

The proposals are subject to further input from engineers, fire and access consultants as well as obtaining Listed Building Consent. They believe that dependent upon these outcomes it may be possible to provide an additional 15,177 (NIA) sq ft of additional office space. Increasing the net area by approximately 40%.

Plans and further information available on request.



Investment and Occupational Market

Chiswick makes up a significant part of the West London office market with approximately 3.1 million square feet of office space. The majority of this is found in Chiswick Park which has 1.8 million square feet of office space alone. Many major occupiers are now located in Chiswick such as CBS, PepsiCo, Singapore Airlines, Paramount Pictures, and IMG. The area has seen significant rental growth over the last decade with an annual average increase of 2.9%.

Its proximity to Central London, exceptional transport and high-end retail makes it an attractive market both for occupiers and investors. There is still a shortage of quality office investments in the West London Fringe market with only 35,000 sq ft currently under construction in Chiswick.



Investment Transactions

Date	Address	Size	Price	Capital Value PSF	NIY
O/M	The Garment Building, Chiswick	17,392	£6,000,000	£345	N/A
Under Offer	Chivas House, 72 Chancellors Road	27,775	£12,000,000	£432	N/A
Dec - 2023	Dukes Gate, 1 Acton Lane, Chiswick	18,000	£7,400,000	£411	N/A
Aug 2023	Sovereign House, 361 King Street	13,458	£3,845,000	£286	7.75%

Letting Evidence

Date	Property	Floor Area (Sq ft NIA)	Rent PSF	Tenant	Comments
Aug 23	Chiswick Tower, 389 Chiswick High Road	2,700	£42.00	Finnest	5 years
Jul 23	The Aircraft Factory, Hammersmith	8,897	£59.00	Metrea	10 years
Apr 23	Power Road Studio, Chiswick	8,380	£46.50	So Energy	5 years
Nov 22	Power Road Studios, Chiswick	6,915	£45.50	Stem Healthcare Limited	3 (1.5 years)
Sep 22	Thames Wharf Studios, Hammersmith	7,249	£59.50	Science UK	10 years

THE POWER HOUSE

70 CHISWICK HIGH ROAD, W4 1SY

EPC

The property has an EPC rating of C.

VAT

The Property is elected for VAT and it is proposed that the property will be sold by way of a TOGC.

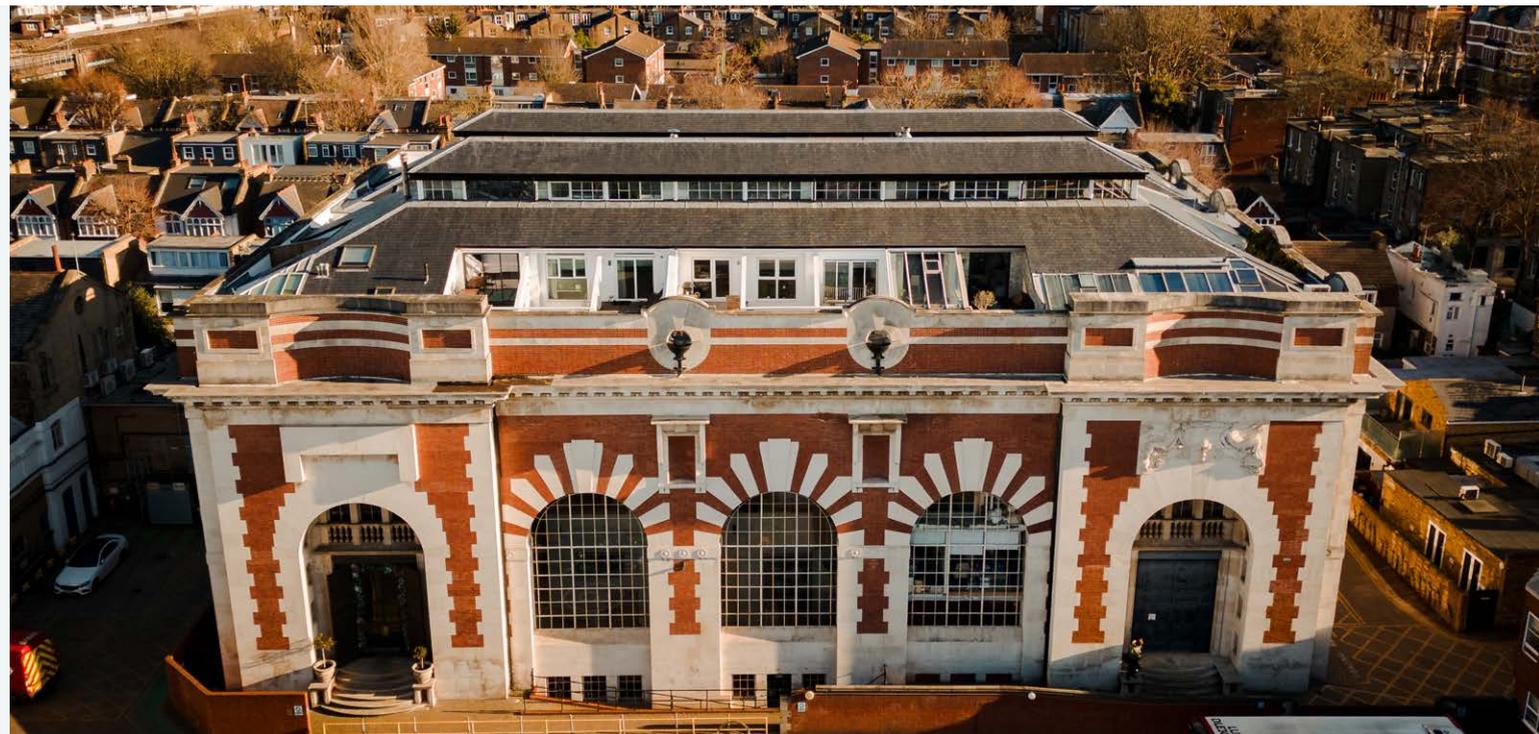
Anti-Money Laundering

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide acceptable identification documents.

Proposal

We are instructed to seek offers in excess of £7,900,000 subject to contract and exclusive of VAT, which reflects a net initial yield of 6.5% increasing to minimum reversionary yield of 7.6% in November 2026.

This price equates to a capital value of £371 psf on the net area and only £162 psf on the gross floor area.



Mark Harrison
M: 07798 605 325
E: mark.harrison@cyrilleonard.co.uk



Patrick Beech
M: 07748 596 126
E: patrick.beech@cyrilleonard.co.uk



Andrew Hogge
M: 07831 167 395
E: andrew.hogge@cyrilleonard.co.uk



Misrepresentation Act SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT
Cyril Leonard give notice that (i) these particulars do not constitute, nor constitute any part of, an offer or a contract; (ii) all statements contained in these particulars as to these properties are made without responsibility on the part of Cyril Leonard (iii) none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact; (iv) any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars; (v) the vendors or lessors do not make or give, and neither Cyril Leonard nor any person in their employment has authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. February 2024

Designed & produced by Kubiak Creative www.kubiakcreative.com 245895 02/24