



REIMAGINED **ULTRA-URBAN** WAREHOUSING

Imperial Studios / 3-9 Imperial Road / Fulham **SW6 2AG**

**BLOOM** FULHAM

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

**Available Q2 2025**

# 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.





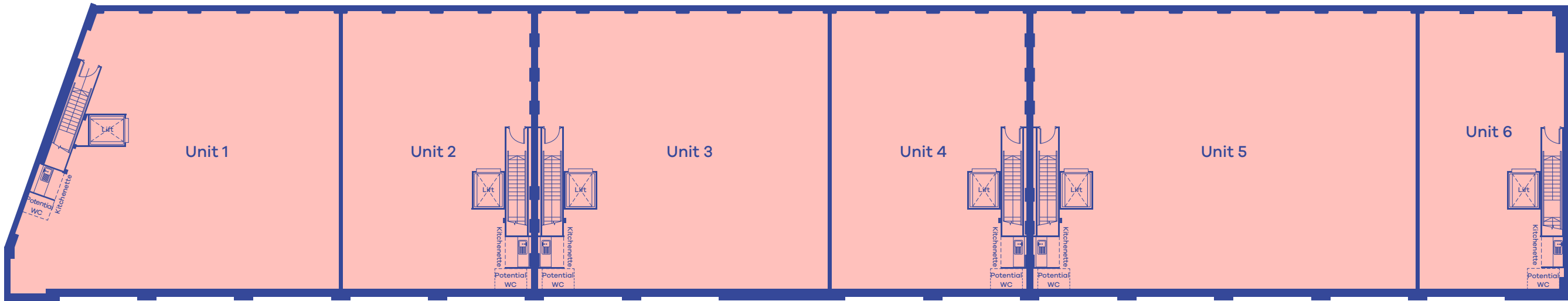
# Designed to suit your business needs

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

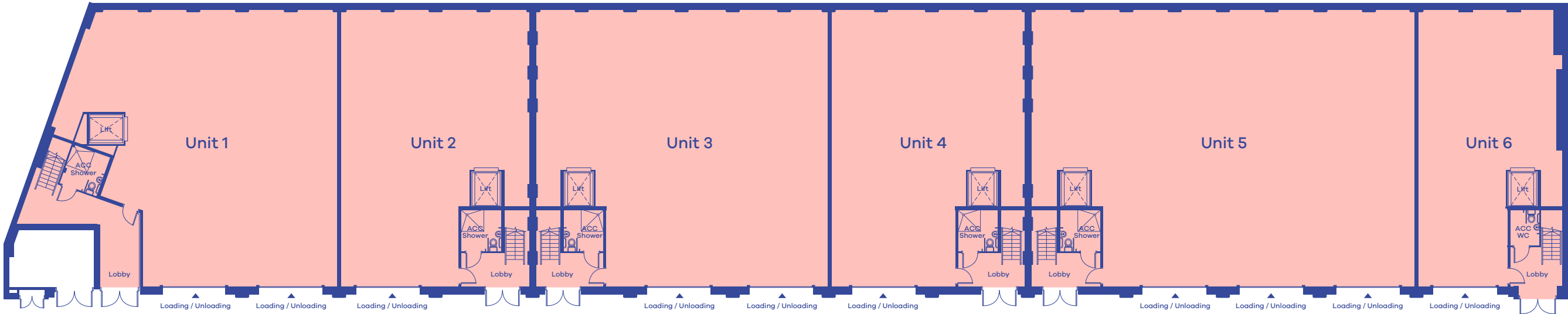
All units are available individually or combined, with the option to explore reconfiguration in partnership with an occupier.

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

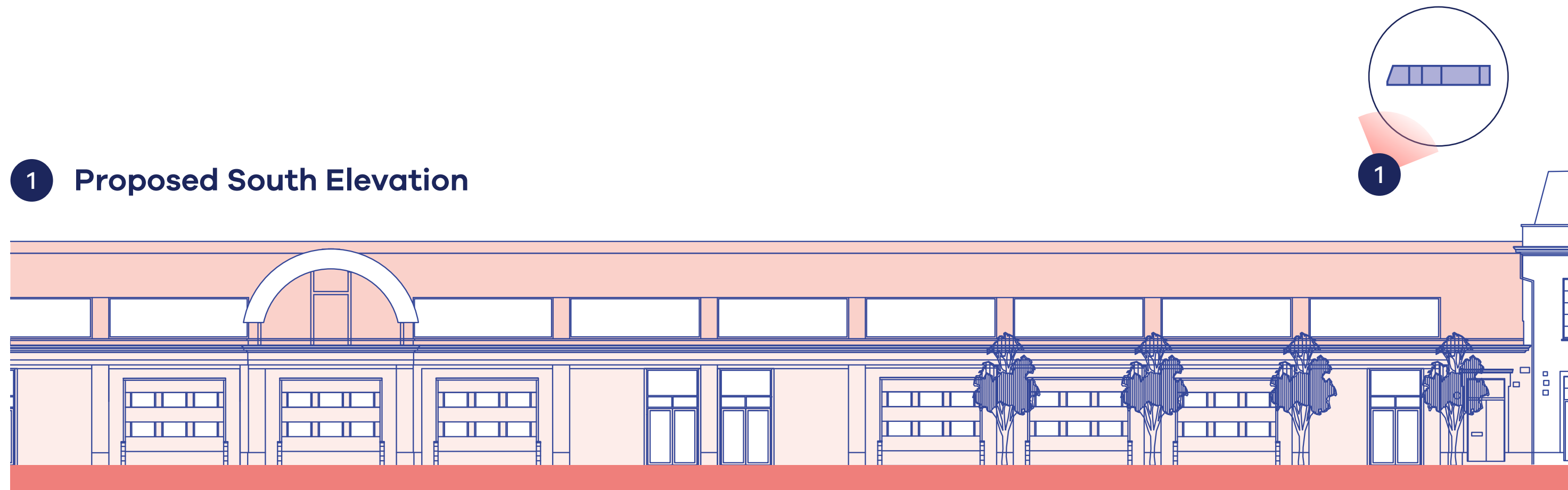
First Floor



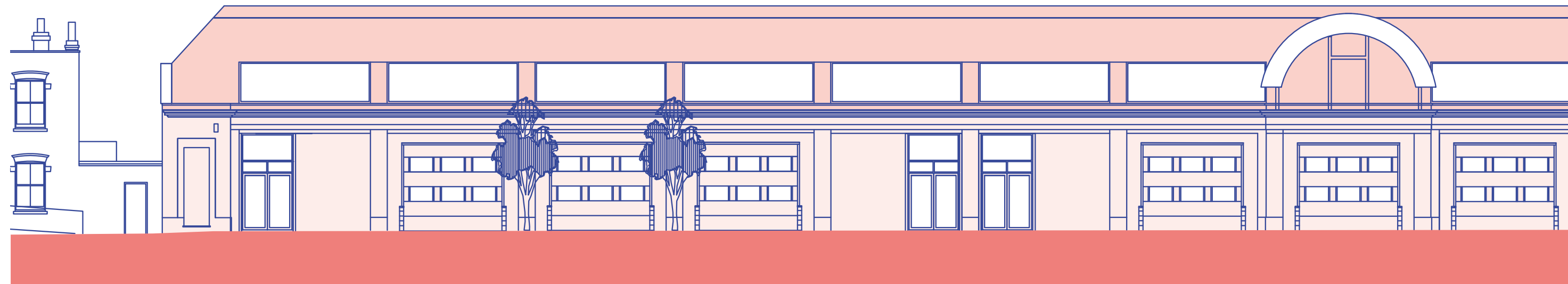
Ground Floor



## 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+.



Earl's Court

South Kensington

Chelsea

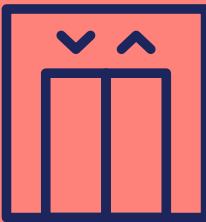
The City

A308





# Space designed to help your business grow



1,000kg goods lift



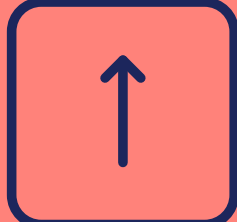
Loading facility:  
Level access loading  
doors on all units



Power capacity:  
1 MVA



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



4.25m clear internal  
eaves height



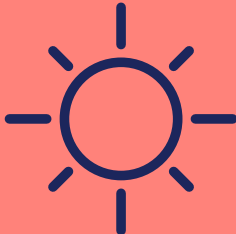
EPC: A targeted



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

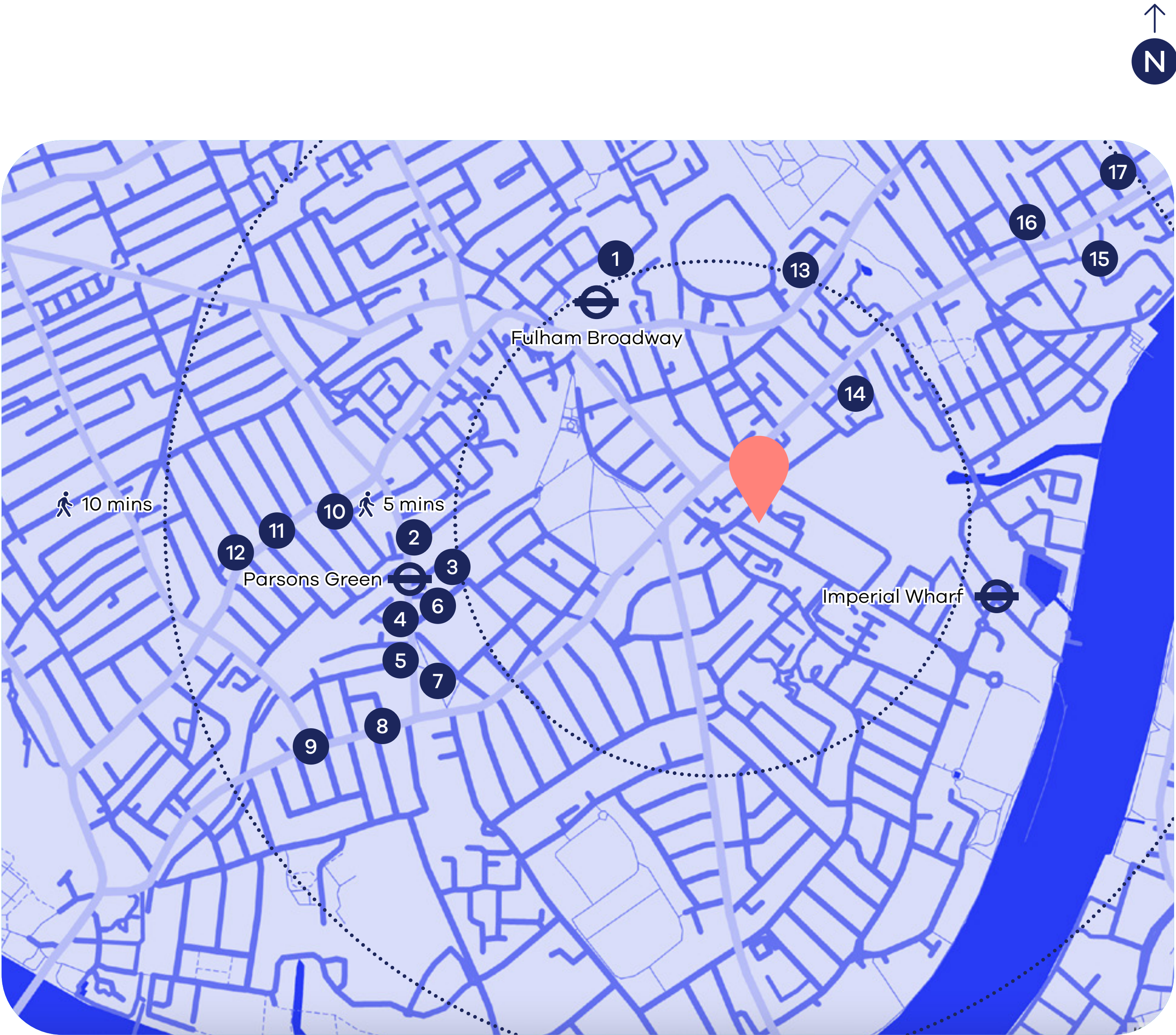
The Fox & Pheasant
- 14

Jak's
- 15

Chelsea Funhouse
- 16

La Famiglia
- 17

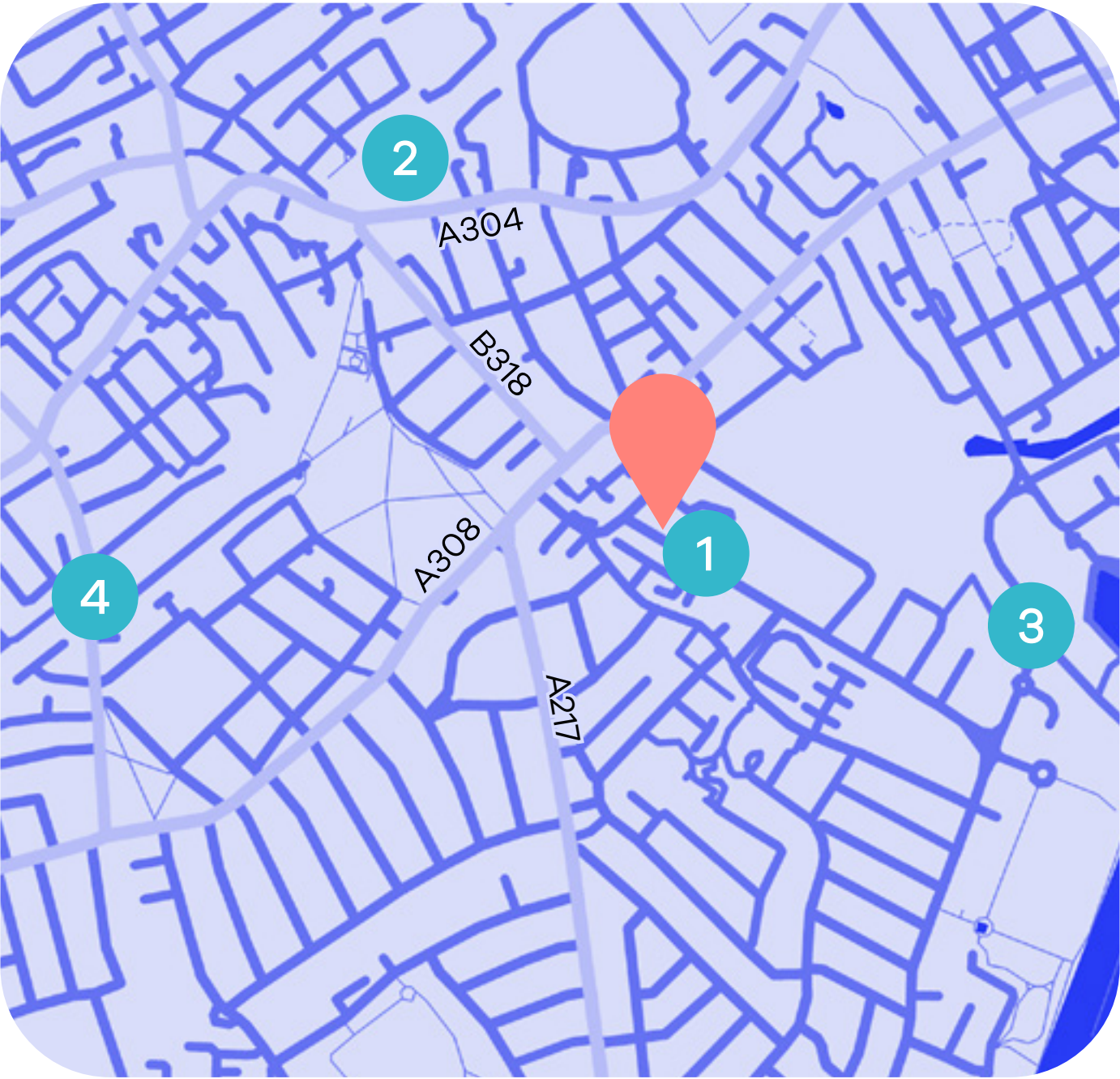
Mucci's



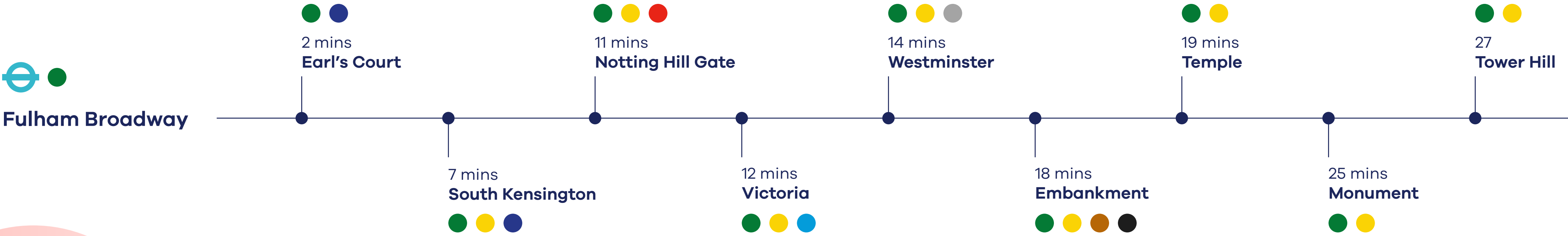


# Fast, local connections

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 min
- 2 **Fulham Broadway**  
8 mins
- 3 **Imperial Wharf**  
8 mins
- 4 **Parsons Green**  
16 mins









BLOOM ULTRA-URBAN WAREHOUSES

BLOOM FULHAM





# Local insight

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

## URBAN WAREHOUSES

### For more information:

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# Our Portfolio

