

Prime Resi

Mayfield Property Group has acquired Conduit House, an empty office block in Chiswick, from Imperial Tobacco Pension Fund via DTZ Investors, with planning permission in place to create a 21-unit residential development.

The existing three-storey 1960s commercial block at 309–317 Chiswick High Road is being demolished, making way for a new c.£25m scheme spanning some 35,000 square feet over five floors. Designs by Brookes Architects will deliver 21 apartments (6 x 1 bedroom, 13 x 2 bedroom, 2 x 3 bedroom) alongside 395 square metres of commercial floorspace together with basement car parking and landscaping (Planning Ref: 00248/309–317/P8).

Mayfield is already on site working on the demolition, owing to a three-month delayed completion which allowed the firm to kick-off the 16-month construction programme the day after the sale completed.

Resi units are slated to be marketed for sale off-plan in September, with practical completion due in October 2019.

“Chiswick has great market appeal and we have already received great interest from owner-occupiers and investors alike,” said Mayfield’s MD Joseph Mansour.

