

**FOR SALE - 3 STOREY OFFICES - RESIDENTIAL DEVELOPMENT / CONVERSION  
POTENTIAL (STPP\*) TOWN CENTRE – NON-ARTICLE 4 LOCATION**



**Units 1, 2 & 3 Canal Court**

**152-154 High Street, Brentford, London, TW8 8JA**

**8,265 - 11,803 sq. ft.  
(767.6 - 1,096.3 sq. m.)**

**Net Internal Areas**

**\*Subject to planning permission**



# Location

The properties comprise a 1980's constructed office development, fronting the High Street (A315) adjacent to the River Brent, in Brentford within close proximity to the nearby Holiday Inn Hotel.

Brentford is located approximately 8 miles west of Central London. As a location, it offers good road communications via the Great West Road (A4), South Circular Road (A205) and North Circular Road (A406) which provide easy access to the national motorway network (M4, M3, M25 and M40). Heathrow Airport is approximately 8 miles distance.

The nearby south side of High Street is being redeveloped by Ballymore to provide a new town centre, from which a number of bus routes to Chiswick, Ealing and Richmond. Brentford train station is within walking distance which provides a fast, regular service to Central London.

1	A4 / M4 Motorway (Junction 2)	0.5 miles
2	Central London	7.4 miles
3	Brentford Community Football Stadium	1.5 miles
4	Kew Bridge Station (British Mainline)	0.2 miles
5	Kew Bridge	0.6 miles
6	Kew Retail Park / National Archives	1.1 miles
7	Royal Botanical Gardens Kew	0.6 miles
8	Richmond Park	4.0 miles
9	Richmond Town Centre	2.7 miles
10	Brentford Town Centre	0.5 miles
11	Syon House & Hilton Hotel	0.2 miles
12	Canal Court - High Street, Brentford	-
13	Twickenham Stadium	3.4 miles
14	Brentford Station (British Mainline)	1.1 miles
15	Syon Lane Station (British Mainline)	1.6 miles
16	A4 Great West Road, 'The Golden Mile'	0.5 miles
17	Osterley Station (Piccadilly Line)	3.6 miles
18	Heathrow Airport	9.1 miles
19	M25 – Heathrow	10.0 miles
20	Boston Manor Station (Piccadilly Line)	1.9 miles



# The Properties

The properties were all built at the same time as a single development by London & Argyll. The subject properties comprise 3 adjoining units, out of a total of 4 self-contained office buildings (the fourth having been converted into residential flats) and an additional residential building constructed in around 1990. The development is 'L' shaped, with units 1,2 and 3 fronting the High Street.

Each of Units 1, 2 and 3, which adjoin one another, but are self-contained have been constructed over ground and two upper floors, together with secure basement car parking underneath each building, and additional car parking within the enclosed and gated estate car park.

The premises are all of brick-built construction under a pitched roof, with the High Street to the front of the properties and the estate car parking area to the rear.

In each building, internal floors are of solid construction. External window frames are constructed of anodized-aluminium coated frames, with double glazed windows. Each of the premises have been fitted to provide a mix of open plan and cellular offices throughout the building.

## Development Potential

We understand that the property is not in an area designated by the local authority with Article 4 exemption. This means that subject to compliance with statutory requirements, in principal the offices could be converted to residential without the need for full planning permission, under Prior Approval procedures. Potentially, subject to planning permission, purchasers might anticipate the possibility of an additional floor being created on top of the existing structure.

The adjoining Unit 4 (which does not form part of this sale) has already been converted from offices to residential apartments.

The current owner has undertaken exploratory preliminary work in connection to conversion – further details available from the agents.

## Accommodation (approximate net internal floor areas)

Unit 1	Size (sq m)	Size (sq ft)
Ground Floor:	151.7 sq m	1,633 sq ft
First Floor:	154.8 sq m	1,666 sq ft
Second Floor:	160.8 sq m	1,731 sq ft
<b>TOTAL:</b>	<b>467.3 sq m</b>	<b>5,030 sq ft</b>
Car Parking:	10 car spaces	

Unit 2	Size (sq m)	Size (sq ft)
Ground Floor:	97.1 sq m	1,046 sq ft
First Floor:	98.4 sq m	1,060 sq ft
Second Floor:	104.8 sq m	1,129 sq ft
<b>TOTAL:</b>	<b>300.3 sq m</b>	<b>3,235 sq ft</b>
Car Parking:	7 car spaces	

Unit 3	Size (sq m)	Size (sq ft)
Ground Floor:	106.8 sq m	1,150 sq ft
First Floor:	107.4 sq m	1,156 sq ft
Second Floor:	114.5 sq m	1,232 sq ft
<b>TOTAL:</b>	<b>328.7 sq m</b>	<b>3,538 sq ft</b>
Car Parking	8 car spaces	

## Amenities

- Suspended ceilings with recessed lighting
- Air-conditioning via cassette units (not tested)
- Passenger lift serving ground, first and second floors.
- Carpeting throughout office areas
- 3 compartment underfloor trunking
- Gas central heating (not tested)
- Allocated car parking spaces
- Double glazed windows

## Terms

The properties are available on the basis of existing 999 year long leaseholds from 21<sup>st</sup> April 1997.

Shares in the freehold which are vested in a management company are allocated to each unit.

**Units 1 & 2** – Available with full vacant possession. **Guide price: £3.28 million.**

**Unit 3** – This property is leased to WSL Limited until 21<sup>st</sup> April 2026 at a rental of £65,490 per annum exclusive (£18.51 psf.). **Guide price: £1.4 million.**

The client will consider selling either Units 1 & 2 together or Units 1, 2 & 3 as a whole (**Guide price: £4.68 million.**)

## VAT

We have been advised that the properties are elected for VAT, which would apply in addition to the sale price of Units 1 & 2. Unit 3, whilst underlet, would be a TOGC, and therefore whilst that is the case VAT would not be payable in addition to the purchase price.

## EPC

Up-to-date EPCs have been commissioned – details available from the agents. Previous ratings = D (expired).

## Legal Costs

Each party to bear their own legal costs.

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**020 8400 9000**

## Business Rates

According to the Valuation Office Agency Website, the business rates assessments for the properties are currently split as follows: -

Property / Description	Ratable Value	Approx. Rates Payable pa
Unit 1 – Ground Floor	£19,250	£9,856
Unit 1 – First Floor	£19,250	£9,856
Unit 1 – Second Floor + 5 Car Spaces	£21,000	£10,752
Unit 2 – Ground Floor	£14,250	£7,296
Unit 2 - First Floor	£11,500	£5,888
Unit 2 – Second Floor	£12,250	£6,272
Unit 2 – 5 Car Spaces	£3,000	£1,536
Unit 3 – Ground, First & Second Floors	£39,750	£20,352
Unit 3 – 7 Car Spaces	£4,500	£2,304

Intending applicants must satisfy themselves that this information is both complete and accurate, before acting upon it.

## Viewing

Through prior arrangement with sole agent Vokins.



### Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

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