



313 Boston Manor Road, Brentford, London, TW8 9LG
VACANT OFFICE BUILDING **FOR SALE**

GLPG
SOLE AGENT

EXECUTIVE SUMMARY

THE PROPERTY IS OFFERED FOR SALE WITH SUBSTANTIAL DEVELOPMENT POTENTIAL, SUBJECT TO OBTAINING ALL NECESSARY CONSENTS.

- ▶ The site comprises a two storey office building & an adjoining car park
- ▶ Site Area approx: 0.15 acres / 6,345 sq. ft. / 589.49 sq. m.
- ▶ GIA approx.: 2,931 sq.ft. / 272.30 sq.m
- ▶ Located just **240 feet** from **Boston Manor Underground Station**
- ▶ **Lapsed planning consent** to create a scheme of 16 micro apartments under permitted development
- ▶ **Positive pre-application response** for a new build scheme (associated documents within the data room)
- ▶ **Offers are invited for the long leasehold interest** in the property, with vacant possession upon legal completion





DESCRIPTION

The property is located on Boston Manor Road in Brentford.

The brick-built building is split across ground and first floors and **extends to approx. 2,931 sq.ft. / 272.30 sq.m.**

The adjoining land allows for approx. six car parking spaces.

There is an opportunity to add value either by way of repurposing and intensifying the existing asset or through the redevelopment of the site, **subject to obtaining all necessary consents.**

The property falls under **Class E** and has an **EPC rating of 160 (E).**

Offers are invited for the long leasehold interest (expiring in 2135) in the property on an unconditional basis.

LOCATION

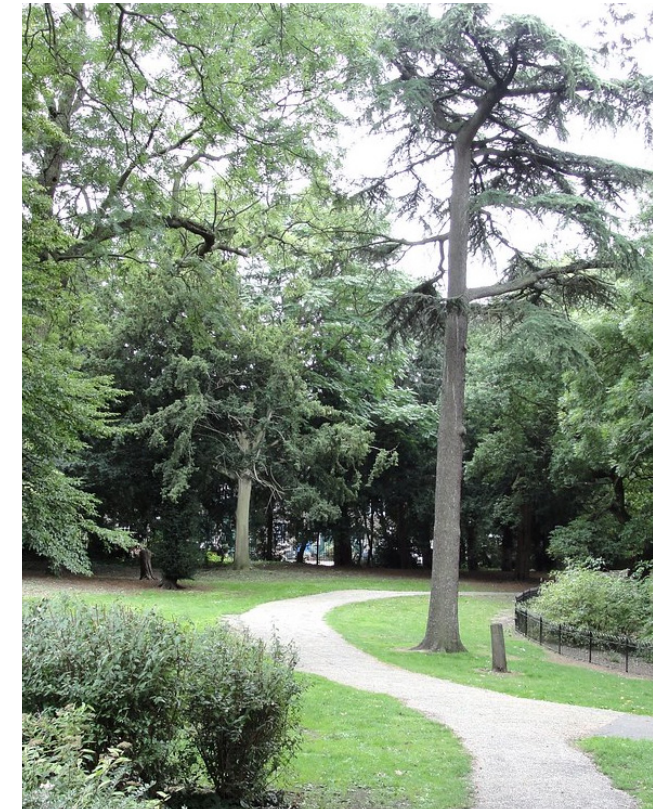
The property is immediately adjacent to Boston Manor Station, with trains travelling into Green Park Station in approx. 30 minutes.

The A4 Great West Road in Brentford provides good access to Heathrow Airport, Central London and the national motorway network.

In addition, the site is within close proximity to a number of schools, restaurants, shops & supermarkets.

KEY DISTANCES

- **Boston Manor Station:** 250 ft
- **Boston Manor Playing Fields:** 400 ft
- **Blondin Park:** 0.2 miles
- **Boston Manor Park:** 0.3 miles
- **Gunnersbury School:** 0.5 miles
- **Elthorne Park High School:** 0.5 miles
- **University of West London Brentford:** 0.6 miles



PLANNING

The property is arranged over two floors and is currently vacant.

The property has lapsed planning consent to convert the building into 16 self-contained residential micro-units.

The property has substantial potential to re-develop the site to create a brand-new residential or mixed-use scheme, subject to obtaining all necessary consents.

It is our understanding that the seller has received **a positive pre-application response** for a new build scheme.

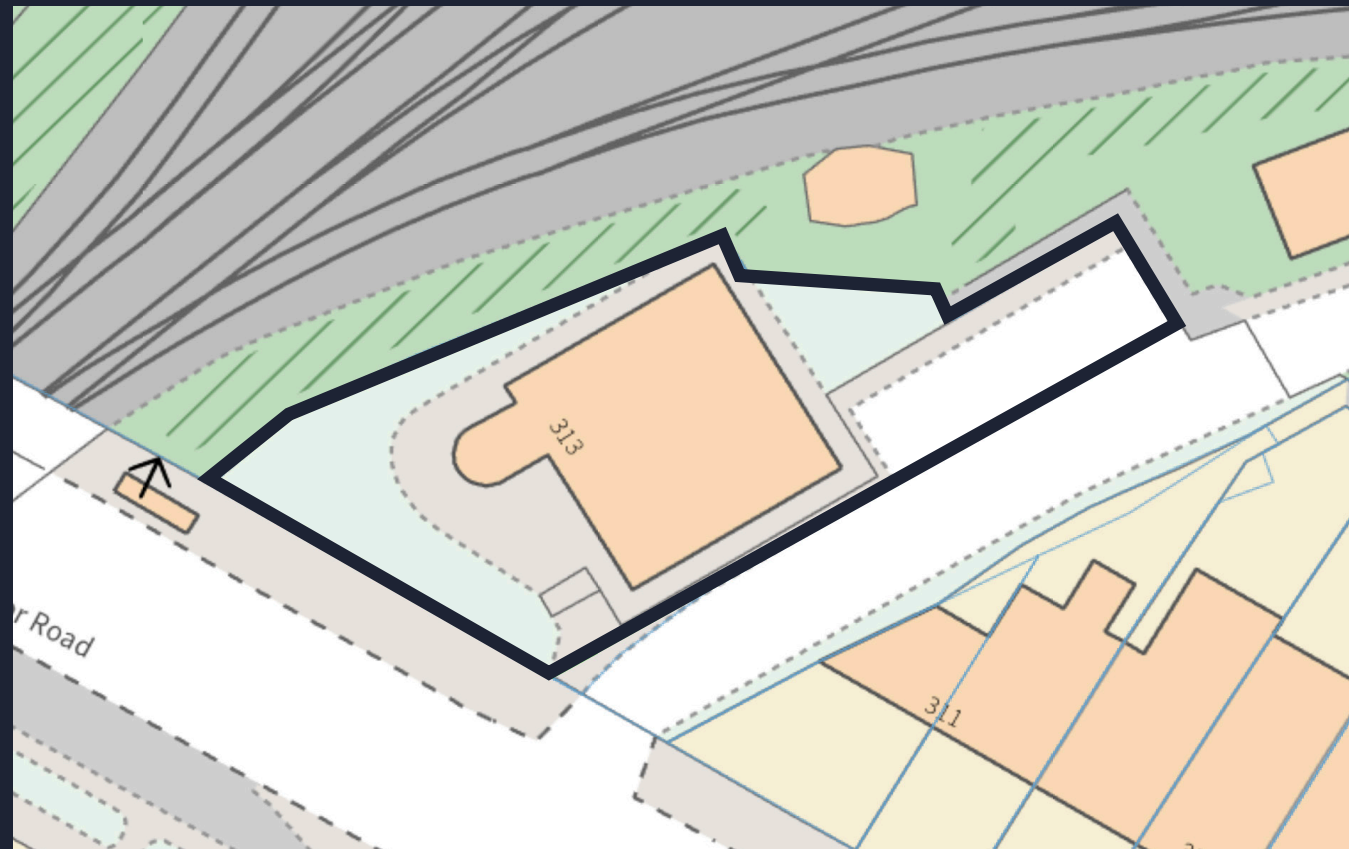
There is also the **potential to add additional storeys** to the existing building, subject to obtaining all necessary consents.

We strongly encourage all interested parties to carry out their own due diligence.

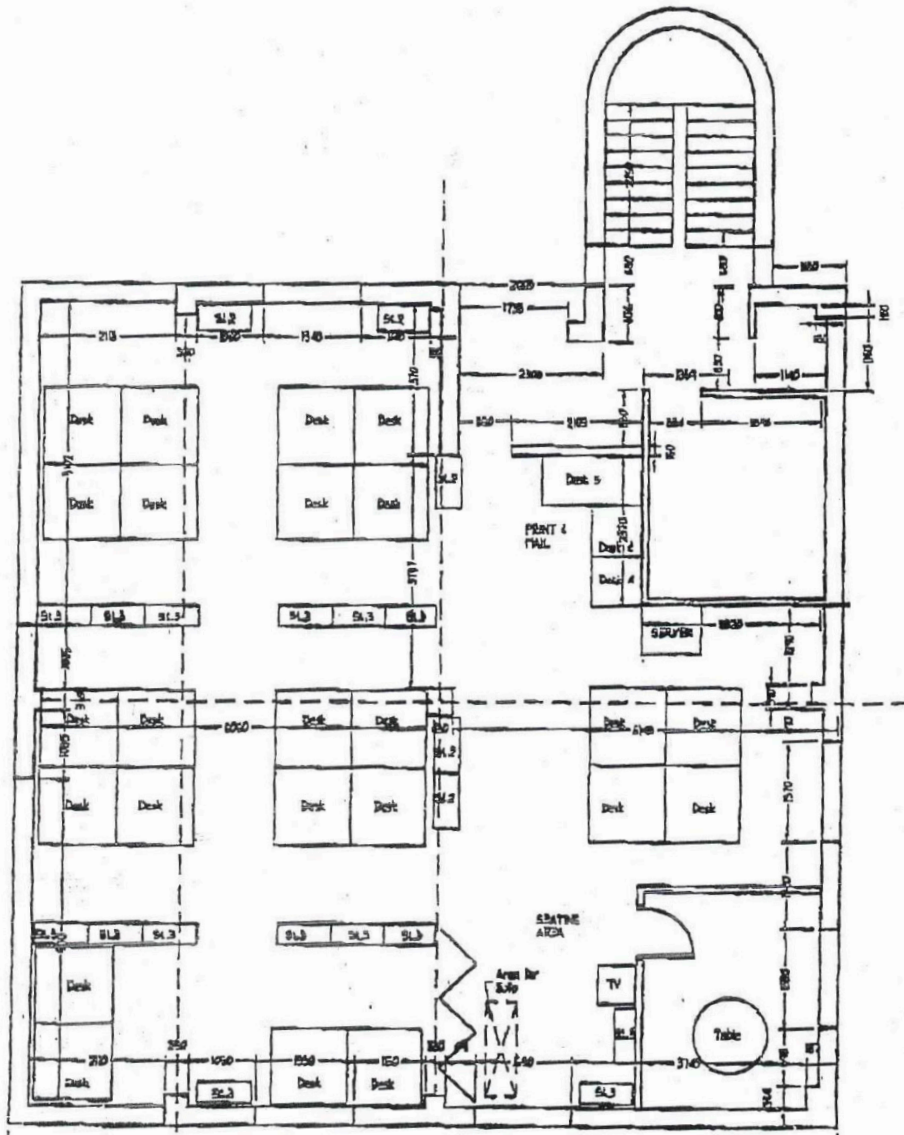
ACCOMMODATION SCHEDULE

FLOOR	SIZE (sq. ft)	SIZE (sq. m.)
Ground Floor	1,493	138.70
First Floor	1,438	133.60
TOTAL	2,931	272.30

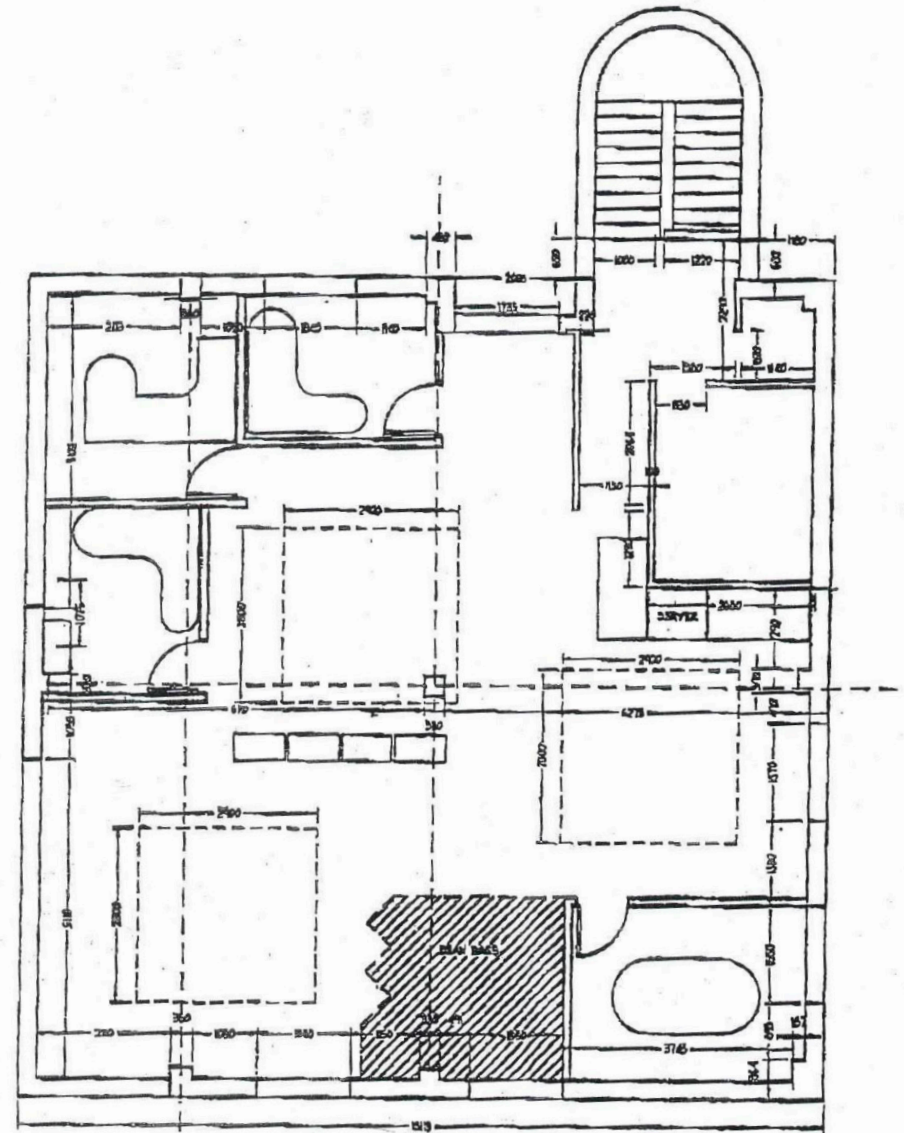
OS MAP



EXISTING PLANS



GROUND FLOOR



FIRST FLOOR

METHOD OF SALE

Offers are invited for the **long leasehold interest at Guide Price of £1,250,000**, subject to contract.

VAT

The property is elected for VAT.

FURTHER INFORMATION

A project data room has been set up and interested parties are able to find further information and associated documents by visiting:

www.glpjg.co.uk/properties/bostonmanor/

Data Room Access Code: BOSTON2022 (case sensitive)

CONTACT

For further information or to arrange an inspection, please contact the sole agent, GLPG on **020 3640 6420**, team@glpg.co.uk, or a member of our team below:



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DEBT ADVISORY

GLPG's **Debt Advisory Team** advises clients seeking **real estate finance for developments or acquisitions**. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.



For more information, please contact **Nick Swerner** on 07966 487 790 / 0203 640 6420 / nick.swerner@glpg.co.uk.

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.