

**FOR SALE - 3 STOREY OFFICE – SUITABLE FOR OWNER
OCCUPIER OR RESIDENTIAL DEVELOPMENT / CONVERSION
POTENTIAL (STPP*) NON-ARTICLE 4 LOCATION**

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Units 1-6 Canute House
Durham Wharf Drive, Brentford, TW8 8HP

5,946 sq. ft.
(552.40 sq. m.)

*Subject to planning permission



Location

The properties comprise a 1980's constructed office development, fronting the Durham Wharf Drive, located off Commerce Road in Brentford backing onto the 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

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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



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The Property

Canute House comprises a high-quality waterside development of primarily residential accommodation, with a Holiday Inn hotel, and other adjoining ground floor offices.

This property comprises ground, first and second floor self-contained L-shaped accommodation, enjoying fine views over the River Brent/ Grand Union Canal.

Units 1 and 2 are constructed over the ground floor with separate entrances however, have access to a shared communal entrance with WCs and lift, subsequently leading up to the first and second floor offices of 3-6 Canute House. The property has 7 allocated car parking spaces which are found in the estate car park to the front of the property.

Internally, the offices have been fitted out to provide a mix of open plan space, meeting rooms, storage and server rooms, kitchen together with separate male and female WCs.

Externally, the property sits within a landscaped and well-maintained waterside development.

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.

Applicants seeking residential development or a change of use for the property would need to seek approval from the freeholder and are invited to provide details of their proposals to establish whether freeholder consent would be granted.

Please note that offers are invited on an unconditional basis only.



Accommodation

Unit 1	Size (sq m)	Size (sq ft)
Ground Floor:	102.1 sq m	1,099 sq ft
Limited Use Area:	3.62 sq m	39 sq ft
TOTAL:	105.7 sq m	1,138 sq ft
Unit 2	Size (sq m)	Size (sq ft)
Ground Floor:	109.1 sq m	1,174 sq ft
Limited Use Area:	3.58 sq m	38 sq ft
TOTAL:	112.7 sq m	1,213 sq ft
Units 3 - 6	Size (sq m)	Size (sq ft)
First Floor:	166.1 sq m	1,788 sq ft
Second Floor:	167.9 sq m	1,807 sq ft
TOTAL:	333.4 sq m	3,595 sq ft

Amenities

- Suspended ceilings with a mixture of LED and CAT II lighting
- Air-conditioning via cassette units (not tested)
- Passenger lift serving ground, first and second floors.
- 3 compartment underfloor trunking
- 7 allocated car parking spaces
- Riverside views
- Good communications & transport accessibility
- Separate male and female WCs

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Guide Price

Guide Price: **£2,150,000 (Two Million One Hundred and Fifty Thousand Pounds).**

Terms

The property is available on the basis of existing 999 year long leasehold from 19th March 1999.

Unit 2 is to be sold with vacant possession and Unit 1 and 3-6 will be subject to the current leases.

Unit 1 is currently let to ISB Global Limited expiring in November 2027 at a rent of £21,430 pax, held outside the security of tenure provision of the 1954 Landlord & Tenant Act, with a mutual rolling break clause.

Unit 3-6 is currently let to Deliver Plus Limited until 14th July 2023 at a passing rental of £62,912 pax, held outside the security of tenure provision of the 1954 Landlord & Tenant Act.

VAT

We have been advised that the property is elected for VAT, which would apply in addition to the sale price.

EPC

Further details available from the agents.

Estate Charge

An estate charge will apply in addition – details available from agents.

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 2023/2024	Approx. Rates Payable pa
Unit 1 – Ground Floor	£14,500	£7,424
Unit 2 – Ground Floor	£15,500	£7,936
Unit 3-6 – First & Second	£42,750	£21,888

Transitional adjustments may apply – all applicants to make their own enquiries through the local billing authority, before acting upon it.

Legal Costs

Each party to bear their own legal costs.

Viewing

Through prior arrangement with joint sole agents Vokins and Sneller Commercial.

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. April 2023.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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