



HENSALL & PARTNERS

REAL ESTATE ADVISORS



**Manderson House, 24 Commerce Road,
Brentford TW8**

**FREEHOLD COMMERCIAL SITE
(OFFICE & INDUSTRIAL BUILDINGS OVER 0.8 ACRES)**

Summary

- Rare opportunity to acquire **vacant freehold commercial site** extending **0.8 acres**
- Prominent location in **Brentford** on **Commerce Road**
- Site comprises an existing **two-storey office building (10,656sqft)** & **2 x industrial units (8,826sqft)** with **yard space** and **parking**
- Site already benefits from residential planning consent, but has huge potential for **fully commercial** and **industrial scheme**
- Will appeal to **owner occupiers, commercial developers** and **institutional investors**
- We are inviting offers for the **freehold interest** with **'Price on Application'** and **may consider a short or long term letting**



The Site

Site extends **0.8 acres** | **0.3 hectares** and currently occupied by a **two-storey office building (10,656sqft)** and **2 x pitched roof industrial units**, with each measuring 4,413sqft (**8,826sqft in total**).

Car parking for the site is located at the rear of the office building.

Potential

Will interest **owner occupiers, industrial developers** and **institutional buyers** with an opportunity to create a **new industrial & commercial hub** to service regeneration zone.

PROPERTY ADDRESS

Manderson House
24 Commerce Road
Brentford
TW8 8JW

Location

Brentford is an affluent **West London suburb** with excellent transport links across London. It is also just **6-miles east from Heathrow airport**.

The subject property is located on **Commerce Road** adjoining **Brentford High Street & London Road**.

Large-scale regeneration can be seen to be taking place at **Brentford Lock** of warehousing and docklands. This is creating a densely populated community of new home owners & commercial occupiers including **Brentford football club (Gtech Community Stadium)**.

Public Transport

Brentford train station is within walking distance (0.6 miles) providing regular National Rail services. Trains run directly to **London Waterloo in just 32-minutes**.

The site is also easily accessible by **local bus routes** with **Brentford Lock** bus stop adjacent to the site.

Planning Consents

The existing site comprises a **mix of office space (B1) and light industrial space (B1/B8)**. Following a change in the use class order the site now benefits from a **flexible E-Class use**.

The site also benefits from a **resolution to grant planning permission** for:

Demolition of existing office and warehouse buildings and the **erection of two separate blocks comprising 111-flats** (80 x private units | 31 affordable units) and **25,704sqft of flexible new commercial space**.

Terms

We are inviting offers for the **freehold interest** with **'Price on Application'** and **may consider a short or long term letting**.

The vendor may be **open to splitting the site** subject to proposals received.

Viewings

Strictly by appointment only, please contact **Henshall & Partners** to arrange.



CONTACT US



-  Sea Building, Great Suffolk Yard,
127 Great Suffolk Street
London SE1 1PP
-  +44 (0) 207 125 0377
-  info@henshallandpartners.co.uk
-  www.henshallandpartners.co.uk
-  [@henshallandpartners](https://www.instagram.com/henshallandpartners)

Important Notice:

Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No:10712199). Registered address: The Sea Building, 127-131 Great Suffolk Street, London SE1 1PP.