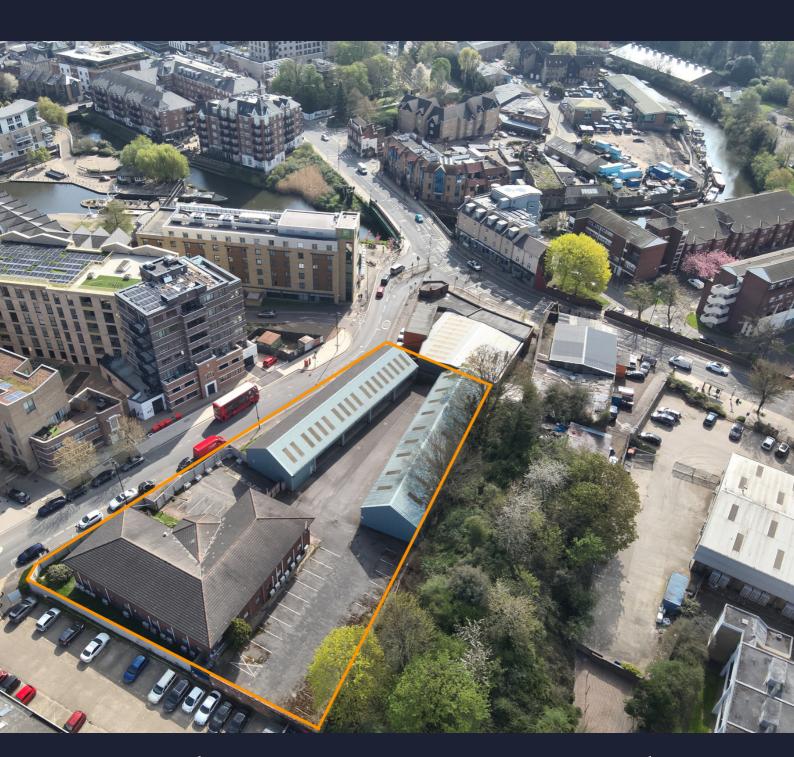


REAL ESTATE ADVISORS



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 seperate 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



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