



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**891 Great West Road,
Isleworth TW7 5PD**

**FREEHOLD COMMERCIAL SITE WITH DEVELOPMENT POTENTIAL
(OFFICE & INDUSTRIAL BUILDINGS OVER 0.51 ACRES)**

Summary

- Rare opportunity to acquire **freehold commercial site** extending **0.51 acres**
- Prominent location on **Great West Road (A4)** in LB of **Hounslow**
- Site comprises an **Art Deco office and warehouse building & single storey warehouse** to rear with **yard and parking**
- Site possesses **development potential** for **commercial** or **mixed-use redevelopment** (STPP)
- Will appeal to **owner occupiers, commercial developers** and **institutional investors**
- We are inviting offers for the **freehold interest** from **£4,000,000** and **will consider offers to split the site**



The Site

Site extends **0.51 acres** | **0.21 hectares** and comprises a **two-storey Art Deco office and warehouse building**. This building is currently occupied by the vendor.

There is also a **single-storey brick built warehouse** to the rear with a **metal pitched roof**. **Total GIA** of existing buildings is **14,643sqft**. Site also benefits from **yard space** and **parking** at both front and rear.

Potential

Will interest **owner occupiers** and **commercial developers** presenting the opportunity to deliver **office and self-storage scheme**. Also presents opportunity to **include residential** (STPP).

PROPERTY ADDRESS

891 Great West Road
Isleworth
Hounslow
TW7 5PD

Location

Isleworth is a popular **West London suburb** within the **LB of Hounslow**, with excellent transport links across London.

The subject property is located on **Great West Road (A4)** running directly into **Brentford & Chiswick**.

Large-scale regeneration can be seen in the surrounding area. This creating a densely populated community of new homes and commercial occupiers including **Access Self Storage** next door and **Sky's HQ campus** close by.

Public Transport

Syon Lane train station is a short walk away (0.2 miles) providing regular **National Rail** services. Trains run directly to **London Waterloo** in just **34-minutes**.

The site is **easily accessible by car** and **local bus routes** with multiple stops close by.

Planning History

There are **two previously consented applications** relating to the site:

2018 under ref: P/2017/5069 for the **'demolition of existing buildings and erection of a four storey building to provide 15 x self-contained flats'**

2018 under ref: P/2017/5079 for the **'refurbishment of existing buildings and erection of a five storey mixed-use building for commercial purposes (offices and storage – Class E use)'**

Along with a **more recent refusal** at appeal:

2024 under ref: APP/F5540/W/23/3323037 for the **'erection of 2 residential blocks to provide 51 residential units with associated works including repair/restoration of locally listed building following partial demolition of existing buildings and retention/restoration of rear historic wall'**

Appeal decision and documentation is available upon request.

Terms

We are inviting offers for the **freehold interest** from **£4,000,000** and **will consider offers to split the site.**



CONTACT US



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