



Red outline is for guide only and not to scale

LONDON ROAD INDUSTRIAL ESTATE HACKBRIDGE, WALLINGTON SM6

Guide Price £8,000,000



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Freehold industrial site extending to approximately 1.74 acres comprising a mix of income producing office, industrial units, workshops and hard standing storage / yard areas

The site is allocated for a mixed used development and the majority freeholders commissioned a planning team to submit a pre application which was completed in 2016

Following feedback received various changes were made and a detailed application was submitted in 2018 for commercial space and 258 dwellings, this was subsequently withdrawn.

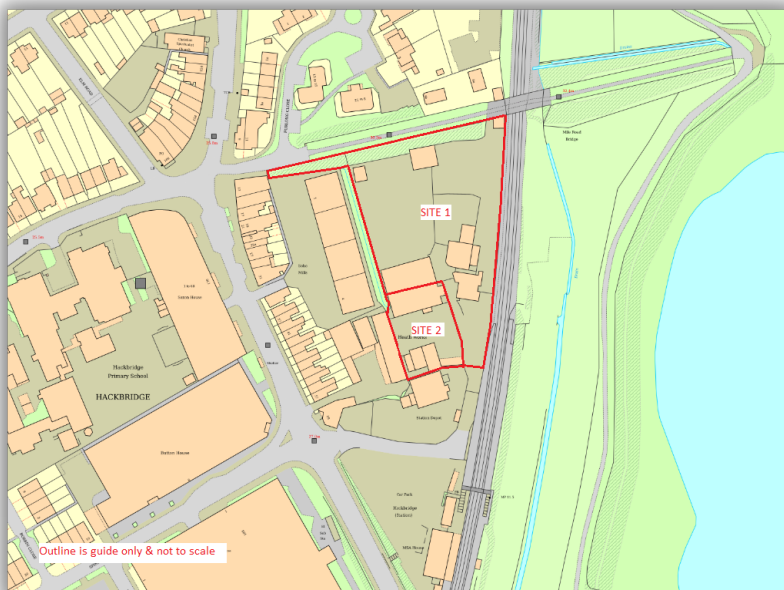
We recently presented the whole site to the market and offers were received, a collective decision was not reached, and we now offer part which should be of interest to investors , owner occupiers and developers



LOCATION

The site is situated on the Eastern side of the A237 London Road adjacent to Hackbridge Rail Station offering services to London Victoria in under 30 minutes

Hackbridge is a leafy suburb in the London Borough of Sutton and offers the best of both worlds with quick and easy access to Central London and other local towns such as Wimbledon, Sutton and Croydon and also listed as one of the greenest boroughs with 89 parks and green spaces, the nearest being Beddington Park boasting 143 acres just a 0.3 miles away



Hackbridge Sites 1 & 2 Income

Address	Tenant Name	Area Sq ft	Lease Terms	Rent	VAT Applicable	Expiry
Site 1						
Recovery House	Rescue 24/7 Ltd	5,947 + yard	5 year lease from 01/10/2012	£44,000 p.a	Yes	Holding Over
Recovery House Yard	NC Coachworks	Lower 1/4 of yard & rear of Recovery House	12 months license from 05/05/2014	£20,800 p.a	No	Holding Over
Recovery House Yard	No1 Car Hire	2,530	12 month license from 15/05/2013	£20,800 p.a	No	Holding Over
Unit 2 Station Depot Yard	Sutton Motors Ltd	2,355	12 month license from 05/12/2016	£26,000 p.a	No	Holding Over
Unit 2 Station Depot Yard	The Test Station		12 months license from 05/04/2013	£12,000 p.a	Yes	Holding Over
Unit 2 Station Depot Yard	H.W Transport	1/3 of yard space	12 months license from 20/11/2016	£15,600 p.a	No	Holding Over
Site 2						
Scaffold Yard	Mattisons Scaffolding	12,240	2 year license from Jan 2021	£36,000 p.a	No	Jan-23
Total Income				£175,200 p.a		



PLANNING

Application submitted and withdrawn - Sutton Council Ref: DM2018/00160

Demolition of all buildings and redevelopment to provide 258 dwellings, comprising 88 1-bedroom, 132 2-bedroom, 33 3-bedroom and 5 4-bedroom units and 392sqm of flexible commercial floor space comprising A1, B1 and D1 uses and associated car parking (120 spaces), open space, public realm and landscaping accessed from London Road.

DATA ROOM

Access to our data room with planning documents is available on request

TERMS

Guide Price £8,000,000

Unconditional offers only are being sought

VAT

Applicable on part of the site - Please refer to tenant / rent schedule

LEGALS

Each party are responsible for their own legal expenses

VIEWING

Whilst some of the land is accessible to the public it is still an active industrial site and interested parties should contact Christopher St James to pre book time slots

THE SMALL PRINT

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