

FORMER AKZO NOBEL SITE WEXHAM ROAD SLOUGH SL2

SIGNIFICANT RESIDENTIAL
INDUSTRIAL OR DATA CENTRE
DEVELOPMENT OPPORTUNITY



EXECUTIVE SUMMARY

- | Freehold interest with vacant possession
- | Site area approximately 4.65 hectares (11.5 acres)
- | Significant residential, industrial or data centre development opportunity, subject to planning
- | Outline planning consent for up to 1,000 new homes with flexible commercial uses
- | Identified as a defined Business Area in the Local Plan, supporting employment uses
- | Offers invited via informal tender



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The former Akzo Nobel site represents an excellent development opportunity just minutes from Slough town centre and train station.

The site forms part of the former Akzo Nobel paint factory and research and development facility, a majority of which has been cleared with the exception of a number of buildings recently vacated. The site currently benefits from outline planning consent for up to 1,000 new homes along with flexible commercial uses, which is supported by the emerging planning policy for Slough. Additionally, existing planning policy would support employment uses at the site.

We therefore present an attractive opportunity for multiples uses including residential, industrial or data centres.

THE OPPORTUNITY

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LOCATION

The subject site is conveniently located on Wexham Road in Slough in an established industrial area and a short distance to the town centre and a 5 minute drive to the M4 connecting to the M25. The town centre and train station are approximately 1 km (0.6 miles) to the south west of the site.

The site is within walking distance of the town centre which provides a good range of shops, restaurants, cafes and services. In particular, Queensmere Observatory Shopping Centre and the High Street provide a significant retail offer for the local community. There is also a Tesco Extra and Sainsbury's supermarket within walking distance of the site.

The site sits with a mixed use area comprising a range of industrial, residential and commercial uses. The land immediately to the north of the site is currently being redeveloped for data centre use by Yondr. To the east is Uxbridge Road Gas Works which is currently owned by Cadent. To the south is the railway line which runs east towards London and west towards Maidenhead and Reading. Immediately to the west is Wexham Road, followed by the Akzo Nobel head office.



THE NEW WORKS BUILDING



THE CURVE ARTS CENTRE



SLOUGH COACH AND BUS STATION

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CONNECTIVITY

The site benefits from excellent transport links with nearby Slough train station a short 13 minute walk from Wexham Road. Slough train station provides Great Western services direct into London Paddington in 13 minutes. Slough is also served by the new Elizabeth line which provides services into various London stations such as Paddington, Farringdon, Tottenham Court Road and Liverpool Street.

The site also has good road network connections via the M4, which runs east towards junction 15 of the M25.

The site benefits from international connections from London Heathrow Airport, a 20 minute drive via the A4, providing services to a range of international locations.



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THE PROPERTY

The site extends to approximately 4.65 hectares (11.5 acres) and comprises part of the former Akzo Nobel paint factory and research and development facility. The paint factory relocated in 2016 and the research and development facility was leased to Akzo Nobel when the site was sold to Panattoni in 2018. The leaseback arrangement ran until May 2022 and has since been vacated.

A majority of the site has already been cleared, with the exception of several occupied buildings to the southwest of the site. Panattoni retained the commercial area and transferred the residential area to Slough Borough Council in February 2021. Panattoni has since sold the commercial area to Yondr, who are currently building a new data centre facility.

We also understand that the road at the northern boundary of the subject site has been completed and built to an adoptable standard.



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PLANNING



PHOTOGRAPHS OF EXISTING SITE

The site is located within the administrative boundary of Slough Borough Council. The current and emerging planning policy suggests the site is suitable for a range of uses including residential, industrial and data centre usage.

Outline planning consent (ref: P/00072/096) was granted on 17 December 2019 for mixed use development on the site and the adjacent site. The outline planning consent is supported by the emerging Spatial Strategy for Slough.

The proposals include:

- a) Demolition of the existing buildings.
- b) Up to 1,000 residential dwellings along with up to 1,500 m² of flexible commercial uses including A1, A2, A3, D1 and D2 uses (subject site).
- c) Commercial floorspace including B2, B8 and sui generis data centre uses (adjacent site).

Subsequently, the northern adjacent site which relates to criterion c) of the proposed outline consent has since benefitted from a Reserved matters application being approved for part of the northern element for a data centre and this has now been implemented.

The subject site, associated with criterion b) of the Outline consent remains extant, albeit no Reserved Matters application has been submitted.

The Council's current planning policy position indicates the existing use or other employment uses would be acceptable in planning terms. Of particular relevance is the existing Local Plan which identifies the site as a defined Business Area (Mill Street-Petersfield Avenue-ICI). The Local Plan Policy EMP12 also seeks a range of business developments within this Business Area to encourage its regeneration.

The site is not located within a Conservation Area and there are no statutorily or locally listed buildings on the site.

Please review the Planning Appraisal in the data room for further information.

FURTHER INFORMATION

TENURE

The property is held freehold by Slough Borough Council under title number BK512349.

Title information can be downloaded from the website and purchasers should rely on their own enquiries in relation to title matters.

FURTHER DETAILS

We have been provided with the following information which will be made available via the Avison Young website:

Archaeological Assessment	Flood Risk Assessment
Asbestos Information	Ground Investigations
Daylight & Sunlight	Planning Appraisal
Environmental	Title Information
	Utility Information

To access this information please click here:

[> DATAROOM](#)

VAT

The property has been opted to tax and therefore VAT will be payable on the purchase price.

VIEWING

Strictly by appointment only. Please use the details provided.



OFFER AND TERMS

The site is being marketed for sale by way of an open informal tender process. Unconditional offers are invited for the freehold interest, subject to contract.

Any offers must be submitted on a specific bid proforma available from Avison Young upon request and sent via email only to:

john.allan@avisonyoung.com

and

james.warner@avisonyoung.com

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