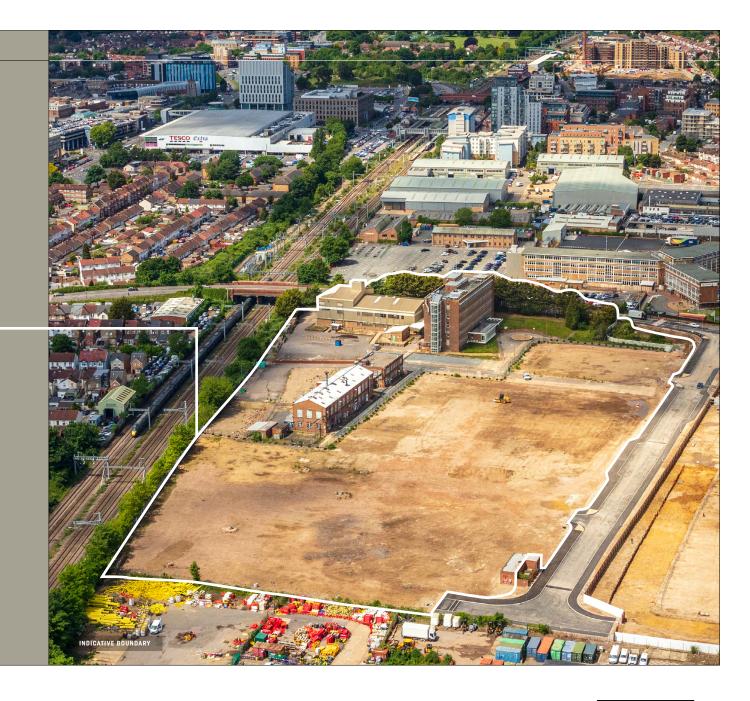
FORMER AKZO NOBEL SITE WEXHAM ROAD SLOUGH SL2

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

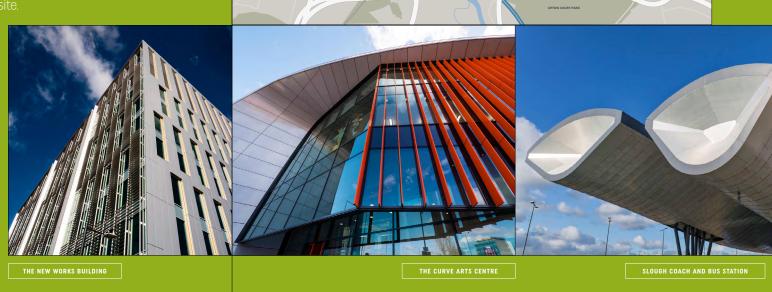




OPPORTUNITY

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.



SLOUGH

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.







PROPERTY





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).
- e) 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

FURTHER DETAILS

Environmental

Archaeological Flood Risk Assessment Ground Investigations | Planning Appraisal Daylight & Sunlight Title Information

Utility Information

> DATAROOM

VAT

VIEWING



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

CONTACTS

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James Warner

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