

SITE C (FORMER ALFA LAVAL SITE) GREAT WEST ROAD, BRENTFORD, TW8 9AD



FREEHOLD FOR SALE WITH VACANT POSSESSION

HIGHLY PROMINENT, CLEARED DEVELOPMENT SITE (PART OF THE ALFA LAVAL MIXED-USE SCHEME) OF 0.25 ACRE (0.1 HA)

DETAILED PLANNING CONSENT FOR A 49,804 SQ FT (NIA) PART 7/PART 13 STOREY OFFICE BUILDING (REF. P/2017/1635 & 00505/Z/P37)

POTENTIAL FOR A VARIETY OF USES, INCLUDING COMMERCIAL, RESIDENTIAL OR STUDENT DEVELOPMENT, AND ADVERTISING (SUBJECT TO PLANNING CONSENTS)



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OVERVIEW

The property is part of the Alfa Laval mixed-use scheme which gained consent for redevelopment in 2012, including the Premier Inn hotel adjacent to the site.

The residential element, known as WestSide, comprises a 145 private unit scheme built by Bellway Homes. Construction completed in September 2018 and the scheme is sold out.



Great West Road looking East



M4 looking West



Junction between Ealing Road and Great West Road



M4 looking East

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LOCATION

The property is located in Brentford, a key town in west London within the London Borough of Hounslow. Brentford is bordered to the east by Gunnersbury; Syon Park, the River Thames, and Kew Gardens lie to the south; Osterley to the west; and Ealing to the north.

The property is north-east of central Brentford, on the north-east corner of the former Alfa Laval site. It is fronted by the A4 (Great West Road) and M4 flyover to the north, Westgate House (10 storey mixed-use block) on Ealing Road to the east, the Bellway WestSide scheme (6 storey residential block) to the south and an 11 storey Premier Inn Hotel adjacent to the west.

Local amenities include a Sainsbury's Local and énergie Fitness gym. Brentford town centre has numerous retailers, pubs, eateries and local services.

The area either side of the M4 is characterised by a diverse range of car dealerships and company headquarters, occupying tall office buildings, at the start of the M4 corridor. Brentford Community Stadium, home to Brentford Football Club in the English Premiership, is a short distance to the east.

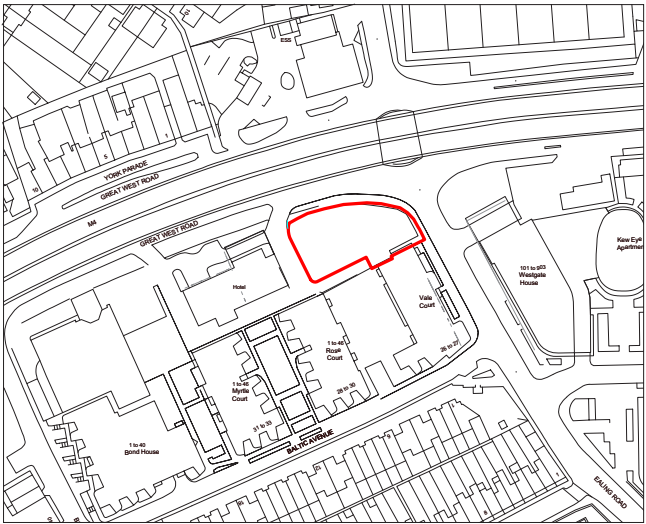
The property is close to significant green open space. It is located 1 km north-east of Syon Park (139 acres), 1 km north-west of Kew Gardens (300 acres) and 0.75 km west of Gunnersbury Park (76 acres).

TRANSPORT

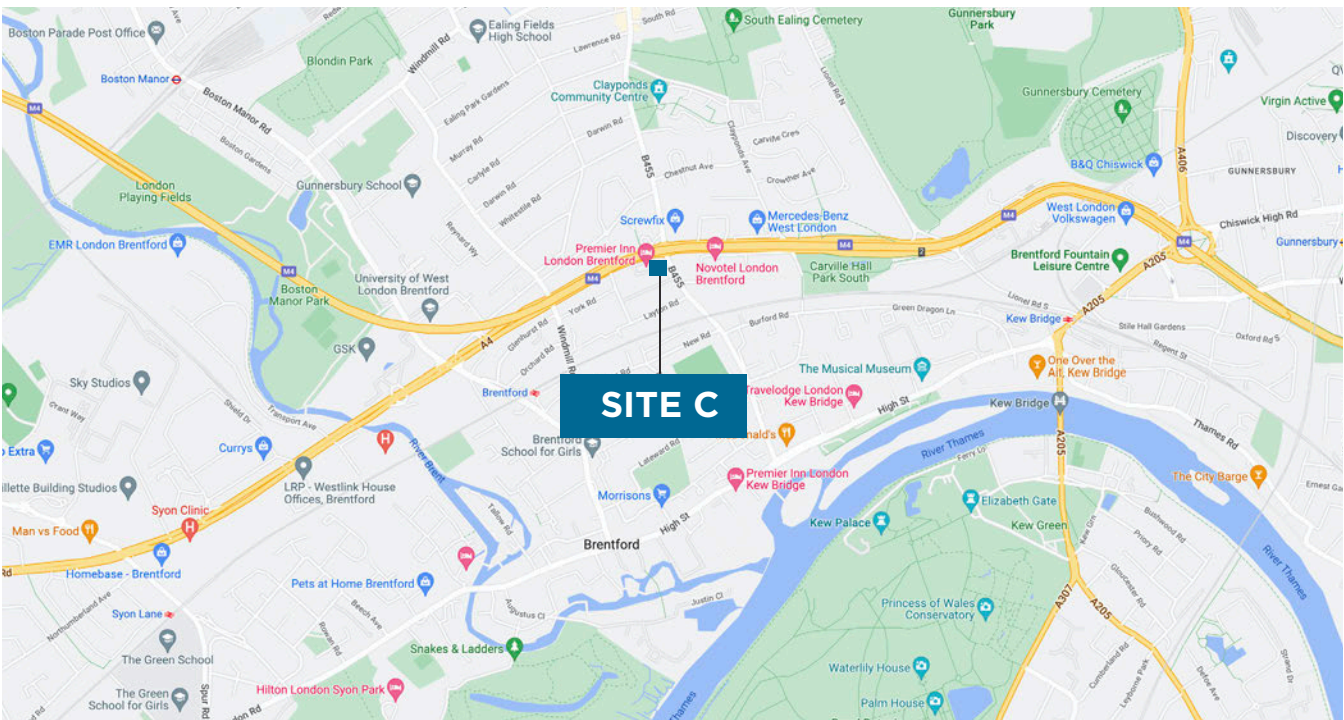
Located approximately 500 metres north-east of Brentford Train Station.

Regular South Western Railway services connect the station with London Waterloo in approximately 30 minutes. The bus stop on the north side of Great West Road, accessed via an underpass, provides services to Hammersmith every 10 minutes, with a journey time of 35 minutes.

Located immediately on the south side of the A4 (Great West Road) providing access to central London to the east, Heathrow Airport (8 km) and M25 to the west, and the North Circular (A406) and M4.



Not to scale. For identification purposes only.



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PLANNING

Wider Site & Extant Planning Permission

The property is part of a wider site known as '12 Brentford – Alfa Laval'. It is allocated for 'mixed-use' development within the London Borough of Hounslow's Brentford Area Action Plan. The wider allocation is for residential and commercial (B1b/c and C1) uses with ancillary retail and Services (A1-A4).

A planning permission was granted on 6th February 2012 (ref. P/2011/1133) for "Retention and refurbishment of the Alfa Laval building for use as a 159-bed hotel (class C1), a 6,498 sq m car showroom (sui generis) and service centre incorporating MOT testing (class B2), along with redevelopment of the remainder of the site to provide a 151-bed hotel (class C1), 4,677 sq m offices (class B1), 228 sq m retail/community use (class A1/D1), 206 flats, maisonettes and houses (class C3), together with associated public and private open spaces, access, service areas, plant, landscaping and 417 car parking spaces (including Environmental Impact Assessment)."

This planning permission was amended on 12th August 2013 (ref. P/2013/1570). The amendment did not affect the office building approved on site C. The permission has been implemented and a majority of buildings listed in the description have been built.

The north-west corner of the wider site was granted a car dealership consent and at Appeal a significant advertising hoarding consent was allowed.

Additional Consent & Opportunity

Planning permission was granted in July 2019 for the redevelopment of the site (Ref. P/2017/1635 & 00505/Z/P37). The S.106 agreement is signed. The consent was for the construction of a 70,794 sq ft (gia) office building (Use Class B1), a 13 storey tower connected to a 7 storey podium, with ancillary retail use at ground floor, car parking and cycle storage at basement level, visitor cycle parking at ground floor and landscaping.

The extant planning permission allows for a 4,677 sq m office building of 7 & 8 storeys (28.4m at its highest point).

The previous consultants on the site believe that a non-employment use on the site, such as residential or student accommodation, is possible and that additional height would be supported up to 60 metres.

Hounslow Local Plan policy SC11 is supportive of student accommodation "in appropriate locations that are convenient for higher education institutions within or near to the borough."



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STUDENT DEMAND & SUPPLY SUMMARY

The property is within 1.75km (1 mile) of the University of West London's (UWL) Brentford Campus and presents the opportunity for Purpose Built Student Accommodation (PBSA) development.

Schools based on the Brentford campus include: the School of Human and Social Sciences; the College of Nursing; Midwifery and Healthcare; and The Claude Littner Business School.

The University has received significant investment over recent years enabling state of the art facilities. The Times and Sunday Times Good University Guide rankings place UWL in the top half of UK universities. In September 2020, UWL was ranked 34th best university (out of 130+ institutions) in the UK by the 2021 edition of the Times and Sunday Times Good University Guide.

By 2021, the university had risen to 34th in The Guardian University Guide and the university was named the top modern university in London in The Guardian University Guide 2022.

In 2021, UWL was named the university of the year for student experience in The Times and Sunday Times Good University Guide.

Over 8,000 full time students, many are unable to access any sort of purpose built student accommodation, and the market appears to be undersupplied.

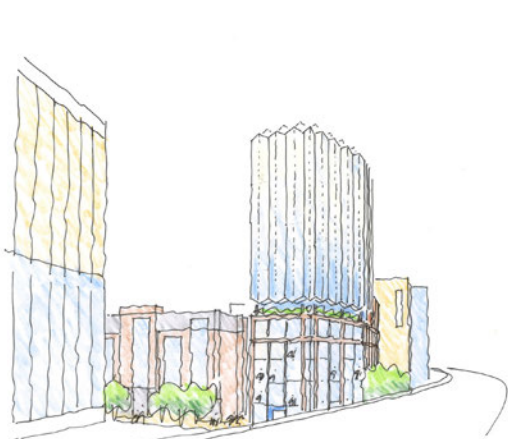
Hounslow Local Plan policy SC11 is supportive of student accommodation "in appropriate locations that are convenient for higher education institutions within or near to the borough." Given the proximity of the property to the University of West London's Brentford campus, planning advice is that the location would be acceptable in principle.



View from Ealing Road looking South



View from M4 looking East



View from M4 looking West



View from Great West Road looking East

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INDICATIVE VISUALISATION: VIEW FROM EALING ROAD LOOKING SOUTH



BEFORE



AFTER

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INDICATIVE VISUALISATION: VIEW FROM GREAT WEST ROAD LOOKING WEST

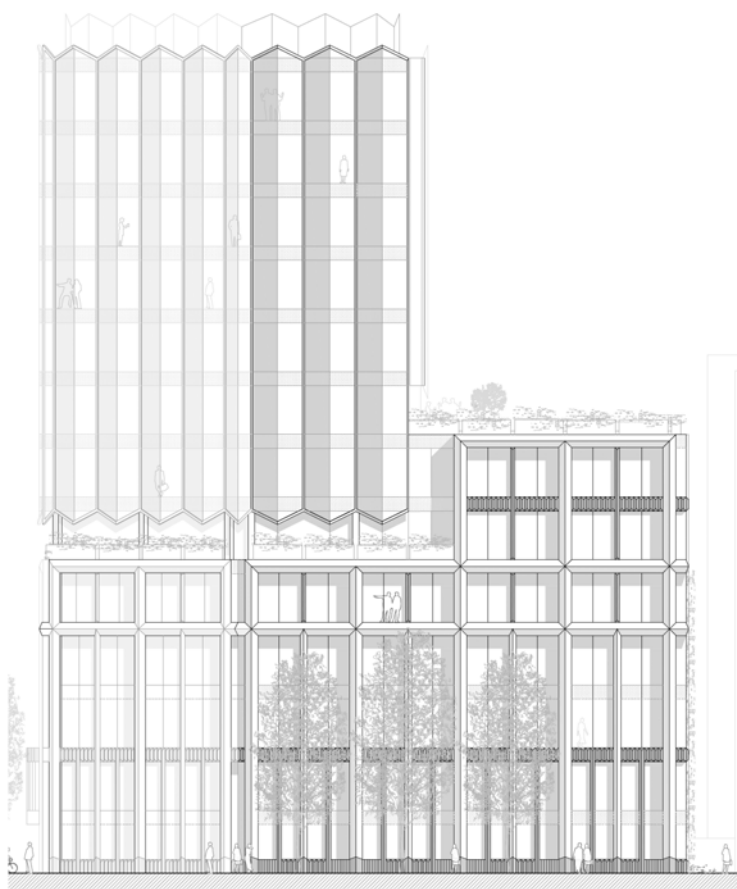


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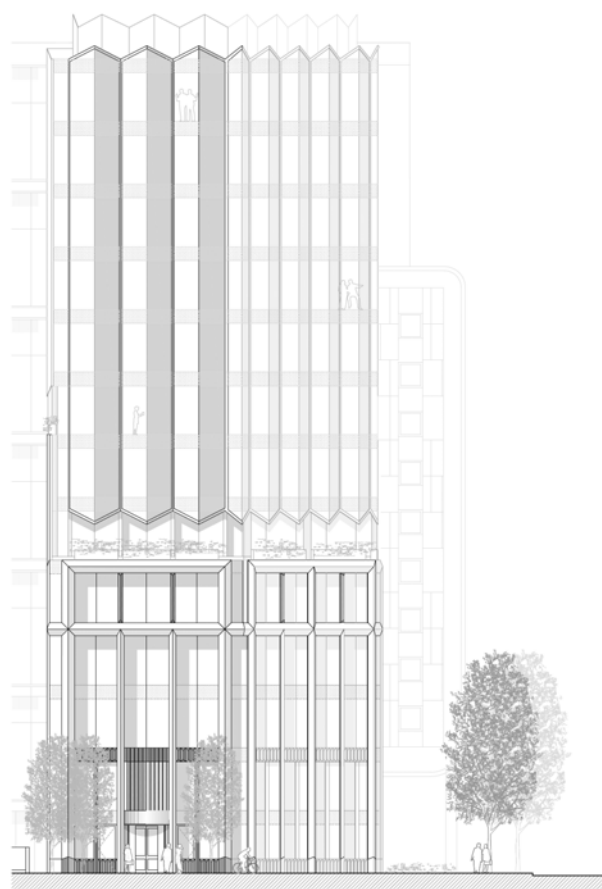


AFTER

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North Elevation



East Elevation

METHOD OF SALE

The property is for sale via private treaty with sole agents Bray Fox Smith. Unconditional offers are invited, and a guide price is available on application. The vendor is not bound to accept any or the highest offer.

TENURE

Freehold for sale with vacant possession.

VAT

We understand the property is elected for VAT.

FURTHER INFORMATION

A dataroom has been populated and access will be provided upon request.

INSPECTIONS

The site is cleared but secured by hoarding. If parties wish to inspect beyond the hoarding please arrange via the agents.

Planning information and images kindly supplied by the scheme architects, Farrells, who are available to discuss the consented schemes, and other uses and schemes they have considered.

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