

# Makers Yard, 24 Commerce Road, Brentford **TW8**

Residential development opportunity.



CGI of consented scheme

# The opportunity.

## Makers Yard, 24 Commerce Road, Brentford TW8 8LH

**Makers Yard provides an exciting residential development opportunity in Brentford.**

- The site is located within the administrative boundary of the London Borough of Hounslow
- The total site measures approximately 0.8 acres (0.3 hectares)
- Planning permission (Ref: P/2022/2379) granted (subject to signing the Section 106) for 111 residential units plus ground floor Class E commercial with a total GIA of approximately 133,031 sq ft GIA
- The permission comprises 81 private units (57,330 sq ft NSA / 74,045 sq ft GIA), 30 affordable units (22,419 sq ft NSA / 33,282 sq ft GIA) and 25,704 sq ft GIA of flexible commercial (Use Class E)
- Vision to merge innovative ground floor commercial with high quality residential above
- The existing commercial use comprises a total approximate gross external areas of 19,483 sq ft (1,810 sq m)
- The site comprises three separate buildings which were used as an office and two warehouse buildings to store cars
- Prominent location in close proximity to the Grand Union Canal, Brentford town centre and a 15 minute walk to Brentford train station
- Unconditional offers are being sought for the freehold interest with the benefit of planning permission and vacant possession



# The site is in a suburban setting, with good transport links and in close proximity to green spaces.

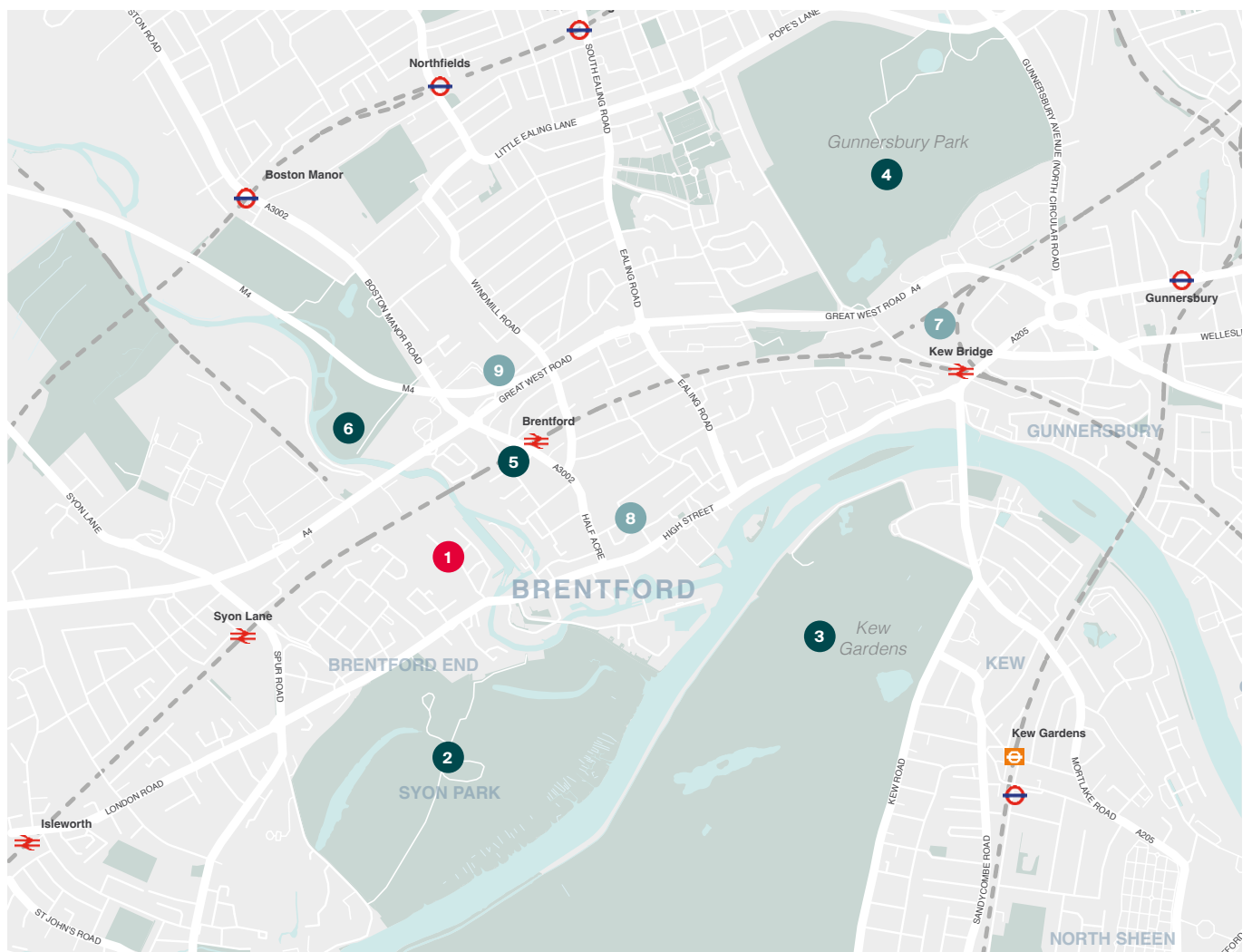
## Location

The site is located in Brentford, and within the Local Authority of Hounslow Borough Council. Brentford is an affluent West London suburb located approximately 8 miles west of Charing Cross and 6 miles east of Heathrow airport. In recent years there has been significant regeneration of the warehousing and docks within Brentford, including the remodelling of the waterfront. This area now provides a vibrant and diverse array of shops, townhouses and apartments.

This property is located on the west side of Commerce Road and to the west of Brentford town centre. The site is bounded to the north by office and residences, the east by residences, to the south a vehicle repair service and to the west an earth bund associated with a disused railway.

The area is served by good transport links and the PTAL rating is 3. Brentford railway station is within walking distance and is served by five trains per hour at peak times travelling east towards London Waterloo, Barnes, Putney, Clapham Junction and travelling west towards Weybridge, Twickenham, Richmond and Mortlake. The area is also served by local bus routes with Brentford Lock bus stop adjacent to the site.

Within close proximity are the primary schools of St Paul's CofE, Our Lady and St John's Catholic, Green Dragon and Lionel plus the secondary schools including Brentford School for Girls and Gunnersbury Catholic (boys). Syon Park and Boston Manor Park provide ample green spaces nearby in addition to the local leisure centre and Brentford Public Library. Brentford Football Club fosters a strong sense of community and the club also shares its stadium with London Irish rugby club.



- |                              |                     |                                   |
|------------------------------|---------------------|-----------------------------------|
| 1 Makers Yard (subject site) | 4 Gunnersbury Park  | 7 Brentford Football Club         |
| 2 Syon Park                  | 5 Brentford Station | 8 St Paul's CofE                  |
| 3 Kew Gardens                | 6 Boston Manor Park | 9 Our Lady and St John's Catholic |



## Connectivity

Makers Yard benefits from the local amenities, shops and restaurants located in Brentford. It has a PTAL rating of 3 and is within a 15 minute walk of Brentford train station.



### By train from Brentford Station

<b>Chiswick</b>	5 minutes
<b>Clapham Junction</b>	19 minutes
<b>Vauxhall</b>	24 minutes
<b>Waterloo</b>	32 minutes
<b>Bank</b>	38 minutes



### By car

<b>Boston Manor Park</b>	5 minutes
<b>M4 Entrance</b>	5 minutes
<b>Chiswick Business Park</b>	9 minutes
<b>University of West London</b>	10 minutes
<b>Royal Mid Surrey Golf Course</b>	15 minutes
<b>Heathrow Airport</b>	15 minutes



### By bike

<b>Syon Park</b>	5 minutes
<b>Kew Pier</b>	9 minutes
<b>Royal Botanic Gardens, Kew</b>	10 minutes
<b>Chiswick High Road</b>	10 minutes
<b>Gunnersbury Sports Park</b>	14 minutes
<b>Richmond Park</b>	33 minutes





## Site

The existing site comprises a two storey red brick building which was utilised as offices (Use Class E) and two single storey with pitched roofs warehouse buildings extending parallel to and on the western side of Commerce Road which were used for car storage.

Surface area car parking is located to the rear of the existing office building and in between the two warehouse buildings with access leading from Commerce Road.

## Areas

The total site extends to approximately 0.8 acres (0.3 HA) and the existing commercial comprises approximately 1,810 sq m / 19,483 sq ft GEA.

## Planning

The Grand Union Canal and Boston Manor Conservation area lies to the south east of the site whilst the site itself is within a designated Strategic Industrial Location. The whole area is subject to extensive evolution and planning has now been granted (subject to signing the Section 106 agreement) for:

*Demolition of existing office and warehouse buildings on site and the erection of one part-seven storey part-eight storey building (including a two storey podium) and one part-eight storey part-nine storey building (including a two storey podium) for both commercial and residential use to create 111 flats with associated works including the provision of landscaping and amenity space (Ref: P/2022/2379).*

## The scheme

The apartment blocks have been set out to maximise east west facing apartments with views into the internal courtyard where possible. The majority of the apartments are dual aspect. The developers vision was to create a new Makers Yard, combining ground floor light industrial spaces continuing a long tradition of employment uses on Commerce Road. The development will provide residential on the upper floors creating high quality new homes in this thriving part of Brentford.

The residential accommodation comprises mainly dual aspect apartments which are wrapped around a generous private amenity space with a connection to the future potential railway park. In addition the scheme benefits from biodiverse green roofs, communal amenity will also be provided for residents with access to nature to provide health and well being benefits plus outdoor natural children's play space.

### Unit mix

Unit Type	Number	Size Range (sq m)
1 bed	46	50
2 bed	34	61-70
3 bed	25	86-95
4 bed	6	115

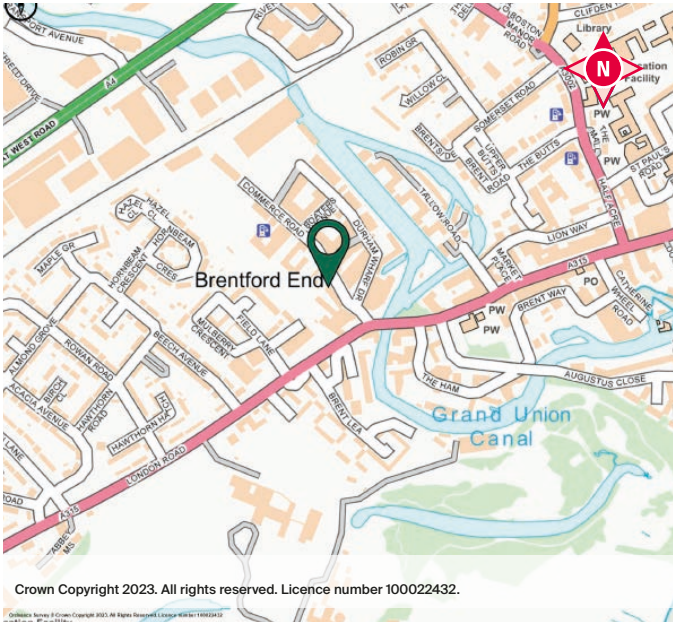
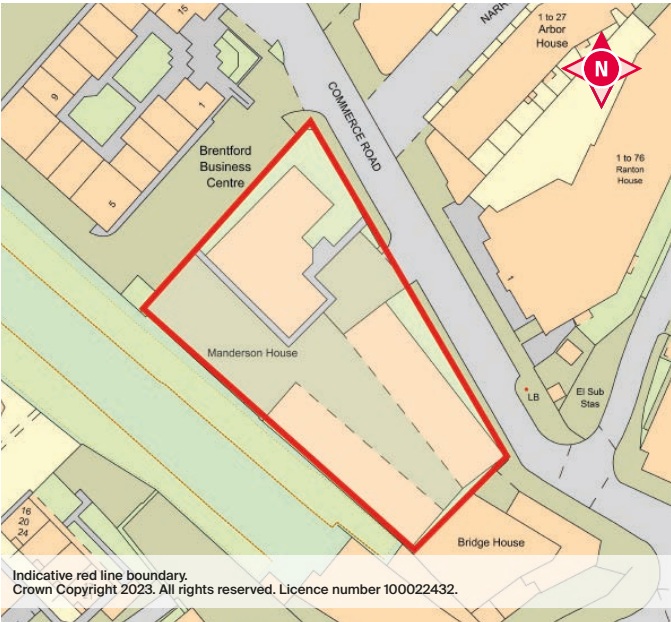


CGI of consented scheme



# Schedule of proposed residential areas

	Market Units		Affordable Units	
	sq m	sq ft	sq m	sq ft
GEA	7,543	81,192	3,436	36,985
GIA	6,879	74,045	3,092	33,282
NIA	5,326	57,330	2,083	22,419





# Catchment and demographics

## House price growth

Land Registry House Price Index, all property, 12 months to December 2022

Dec-20=100



Source: Land Registry House Price Index, Knight Frank Residential Research

The Land Registry House Price Index for Hounslow has grown by 8.3% in the 12 months to December 2022, compared with growth of 7.7% across Outer London and 6.7% across London as a whole.

Land Registry House Price Index, average price paid by region and property type

As of Dec 22

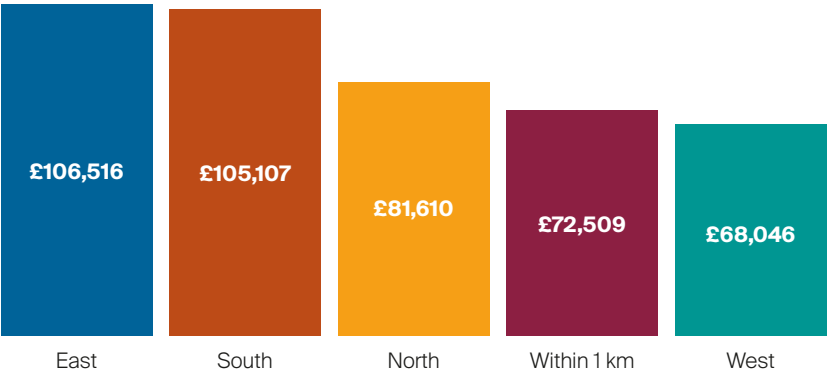


Source: Land Registry House Price Index, Knight Frank Residential Research

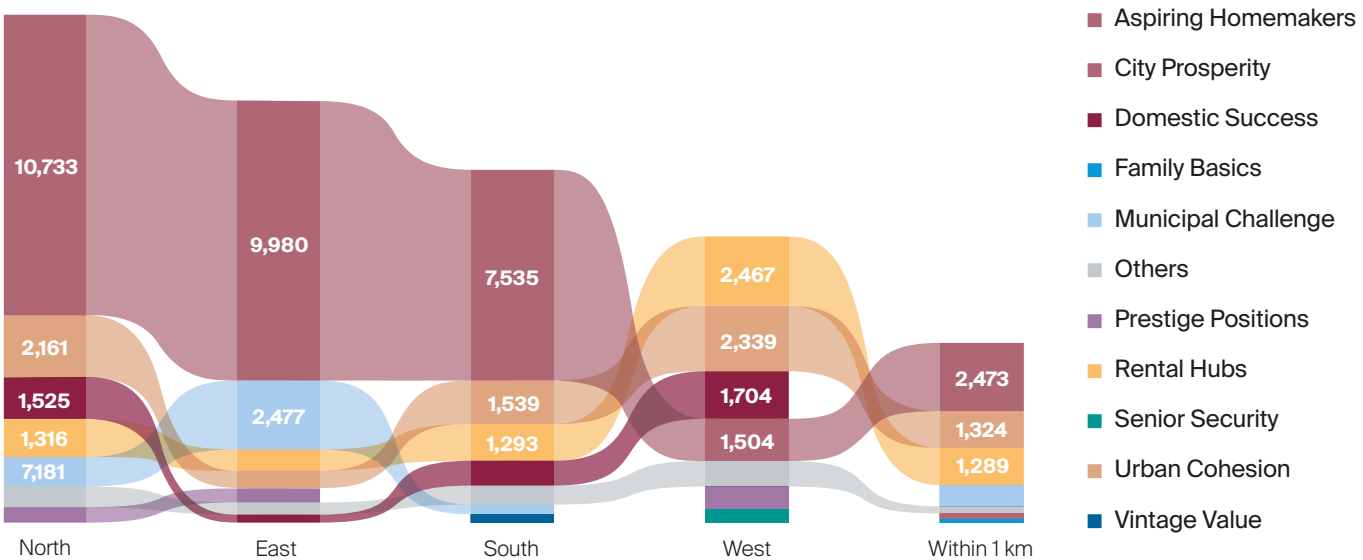
## Demographics

Group Name	Description	H'Hold	%	Ave Income
City Prosperity	High status city dwellers living in central locations and pursuing careers with high rewards	32,225	52%	£112,398
Urban Cohesion	Residents of settled urban communities with a strong sense of identity	7,985	13%	£45,153
Rental Hubs	Educated young people privately renting in urban neighbourhoods	7,080	11%	£70,491
Municipal Challenge	Urban renters of social housing facing an array of challenges	5,096	8%	£32,464
Domestic Success	Thriving families who are busy bringing up children and following careers	4,483	7%	£118,454
Prestige Positions	Established families in large detached homes living upmarket lifestyles	2,078	3%	£120,008
Senior Security	Elderly people with assets who are enjoying a comfortable retirement	1,168	2%	£31,944
Aspiring Homemakers	Younger households settling down in housing priced within their means	693	1%	£65,688
Vintage Value	Elderly people reliant on support to meet financial or practical needs	692	1%	£16,089
Family Basics	Families with limited resources who have to budget to make ends meet	604	1%	£33,258
Transient Renters	Single people privately renting low cost homes for the short term	29	<0.5%	£29,924
Suburban Stability	Mature suburban owners living settled lives in mid-range housing	14	<0.5%	£59,800
<b>Total</b>		<b>62,147</b>	<b>100%</b>	<b>£89,196</b>

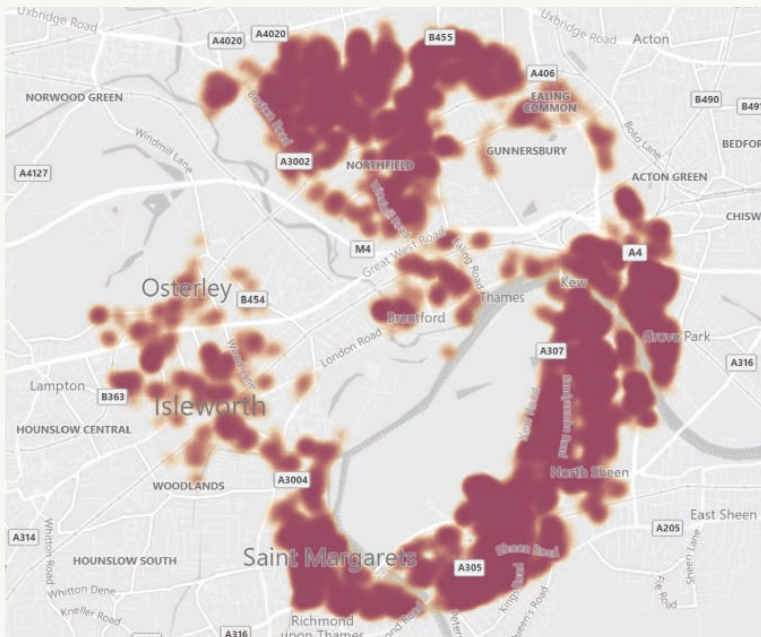
## Average household incomes by area



## Top six groups by area (and others)



## Heatmap of households earning £150k+ per annum



Source for above: Mosaic, 3km site radius

Experian's demographic profiling tool, Mosaic counts 62,147 households within 3km of the site, earning an average of £89,196 per annum. The dominant demographic group is City Prosperity, counting for 52% of households within the catchment and earning an average household income of £112,398. They are described as "high status city dwellers living in central locations and pursuing careers with high rewards". Zooming in to a 1km radius around the site, City Prosperity remains the dominant demographic group, accounting for 39% of households, with an average household income of £107,128.

## Legal title and tenure

The property is held freehold. The title numbers are MX184525 and MX147947.

The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

## Inspection

The property may be inspected by prior appointment through the vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## Method of sale

The property is being offered for sale by informal tender. Unconditional offers are sought for the freehold interest of the site or the SPV.

## VAT

The property is elected for VAT.

## Debt advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster and to secure optimal lending terms.

For more information, please contact Simon Mathews:  
[simon.mathews@knightfrank.com](mailto:simon.mathews@knightfrank.com)

## Other information

Please see the dedicated website for:

- Consented development plans
- Technical documents
- Legal documents
- Existing building plans
- EPC

[www.land.knightfrank.com/view/makersyard](http://www.land.knightfrank.com/view/makersyard)

For full access to the website, you will be required to enter your company name and email address.



# Contact us.

Please get in touch to discuss this opportunity.



## Residential Development

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023.

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