SANDRINGHAM MEWS EALING GREEN

23-38 High Street, 15-19 New Broadway, Ealing, London W5

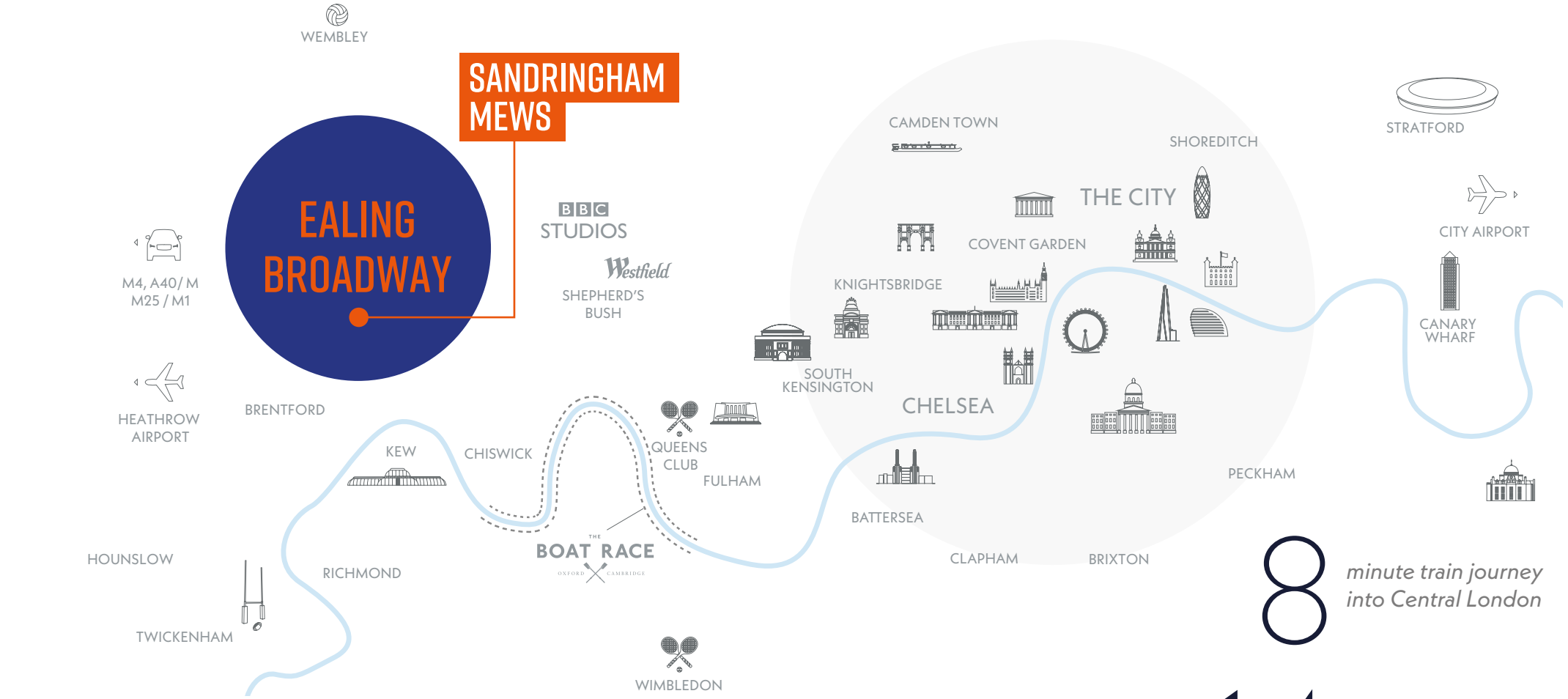
A ONE ACRE MIXED USE INVESTMENT OPPORTUNITY
WITH EXCELLENT DEVELOPMENT POTENTIAL

PRIME FREEHOLD DEVELOPMENT / INVESTMENT OPPORTUNITY IN THE HEART OF EALING BROADWAY AND ON THE DOORSTEP OF EALING GREEN

EXECUTIVE SUMMARY

- An exciting freehold opportunity in a highly popular area of West London and a key Crossrail hub. The site is currently under-developed and represents an opportunity for significant redevelopment and additional massing;
- Ealing is a thriving West London Borough which is a sought after location for businesses and residents alike. The site is situated within the heart of Ealing Broadway and on the doorstep of Ealing Green, which offers a wealth of amenities and excellent transport network;
- Ealing Broadway Station is a 5 minute walk, which provides Underground and National Rail services. From 2021 the new Elizabeth line will provide links into the West End in 11 minutes and Liverpool Street in 18 minutes;
- The site is allocated for redevelopment in planning policy. A feasibility study has been prepared by OWAL Architects for the site, which identifies the potential to deliver a comprehensive redevelopment of 144 residential units plus commercial space, subject to the necessary consents;
- Under Permitted Development Rights, the property has received prior approval for the change of use of part of first, second and third floors to accommodate 42 private residential units;
- The site extends to approximately 1 acre (0.41 ha). It comprises public car parks, retail parade and vacant uppers;
- Income of £627,333 per annum;
- Unconditional offers in excess of £20m are invited for the Freehold interest.

SANDRINGHAM
MEWS



LOCATION

KNOWN AS 'QUEEN OF THE SUBURBS', THE BOROUGH OF EALING IS STEEPED IN BOTH HISTORY AND CULTURE. IT IS A VIBRANT BOROUGH, WITH EXCEPTIONAL GROWTH PROSPECTS AND FANTASTIC CONNECTIVITY INTO CENTRAL LONDON

8 *minute train journey into Central London*

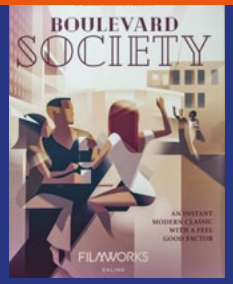
14 *minute Elizabeth line journey to Heathrow*

15 *minute drive to the M4, A40/M, M1 and M25*

- The site is located in the heart of Ealing Broadway, which is subject to significant ongoing investment
- Ealing Broadway offers a major retail and commercial destination for locals within the wider West London area, with an array of entertainment and leisure destinations on offer
- Ealing Green and Walpole Park to the south of the property offer acres of unspoilt parkland, which is also home to the historic Pitzhanger Manor and the famous Ealing Studios
- The new Filmworks development by St. George is the latest project within the area as it is set to deliver a new retail and leisure hub, providing a new Picturehouse cinema and 75,000 sq ft of retail space
- Dickens Yard by St. George has complete and has delivered almost 700 homes and 100,000 sq ft of commercial space to Ealing Broadway
- Ealing Broadway Shopping Centre to the east of the property offers a range of national retailers including H&M, JD Sports, M&S, Next, Primark & Waterstones, as well as extensive food and beverage offering
- The office market in Ealing Broadway has undergone significant rental growth in recent years, which stems from the lack of Grade A office accommodation within the local area and the high levels of take up off the back of Crossrail
- Low vacancy rates in Ealing's principle office schemes Ealing Cross, Ealing Gateway and Aurora, in tandem with a lack of significant new office development under construction has pushed rents from £29psf to £42.50psf over the past ten years, with further space to improve with the arrival of Crossrail

LOCAL AMENITIES

1 WALPOLE PARK
2 PITZHANGER MANOR & GALLERY
3 QUESTORS THEATRE
4 EALING STUDIOS
5 ST GEORGE: FILMWORKS
6 DICKENS YARD
7 CHRIST THE SAVIOUR PARISH CHURCH
8 EALING BROADWAY SHOPPING CENTRE
9 NUFFIELD HEALTH & FITNESS
10 EALING COMMON
11 EALING LAWN TENNIS CLUB
12 HAVEN GREEN



Maps shown for illustrative purposes only.

SANDRINGHAM MEWS
PERCEVAL HOUSE
DICKENS YARD
NEW BROADWAY
CENTRAL LONDON >
CHRIST THE SAVIOUR PARISH CHURCH
EALING BROADWAY RAIL STATION >
ST GEORGE: FILMWORKS
HIGH STREET
EALING BROADWAY SHOPPING CENTRE
PITZHANGER MANOR & GALLERY
WALPOLE PARK

EALING
BROADWAY
MONSOON

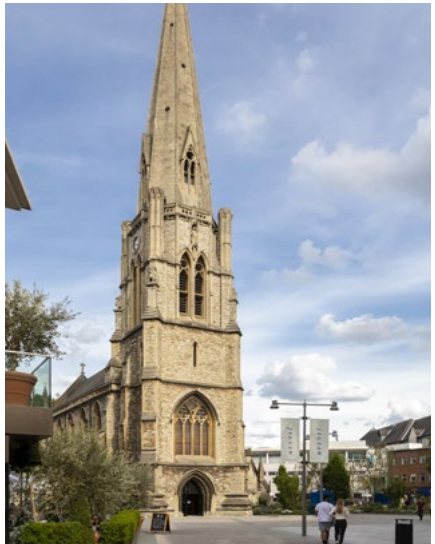
Pasta Remedi

Bill's

THE DRAPERS ARMS

"Thank you
for visiting
Ealing parks"

EALING



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06/07

CONNECTIVITY

EALING IS RENOWNED FOR ITS SUPERB CONNECTIONS AND FAST AND CONVENIENT TRANSPORT LINKS INTO CENTRAL LONDON. IT IS EASILY ACCESSIBLE BY BUS, CAR, RAIL AND TUBE.

Ealing is located approximately 8 miles to the west of Central London and 8 miles north east of Heathrow International Airport. It benefits from excellent highways communications with the M4, M25 and A40 (M40) situated within close proximity. In addition, the A406 (North / South Circular) provides access to the M1 to the north and to the south towards Richmond and Chiswick.

Neighbouring areas of Chiswick, Richmond, Twickenham, Hammersmith and Shepherds Bush are all within easy reach.

Ealing itself has exceptional rail and underground services all within easy walking distance and set out here.

Ealing Broadway

5 Minute Walk

SANDRINGHAM MEWS

VIA NATIONAL RAIL

Reading Station - 50 mins	Heathrow Airport - 15 mins	Ealing Broadway	Paddington Station - 8 mins

LONDON UNDERGROUND FROM EALING BROADWAY

CENTRAL	Shepherds Bush - 14 mins	Bond Street - 24 mins	Bank Station - 33 mins	Liverpool Street - 36 mins
DISTRICT	Hammersmith Station - 14 mins	Earls Court - 19 mins	Victoria Station - 30 mins	Tower Hill - 46 mins

Map not to scale and shown for illustrative purposes only.
Approximate journey times: Source TfL

Artists impression of how the new Ealing Broadway Station will look

ELIZABETH LINE

When complete, the new Elizabeth line will be London's largest transport infrastructure project since the Second World War, providing much improved connections across London. The line is expected o bring an additional 1.5 million people within a 45 minute journey time of central London and serve some 200 million passengers per year. The improved transport links will help to reshape areas and create new business opportunities.

The new station at Ealing Broadway is due to complete in early 2021. Accessibility into and out of Ealing Broadway will significantly improve as a result. When fully opened, up to twelve services an hour will serve Ealing Broadway, making it quicker and easier to get to destinations across London, South Buckinghamshire and Berkshire.

The arrival of the Elizabeth line will reinforce and elevate Ealing's appeal to commuters as an excellent, well connected location.

- Reading 42 mins
- Slough 18 mins
- Heathrow 14 mins
- **EALING BROADWAY**
- Paddington 8 mins
- Bond Street 11 mins
- Tottenham Court Road 13 mins
- Liverpool Street 18 mins
- Canary Wharf 25 mins
- Stratford 27 mins

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08/09

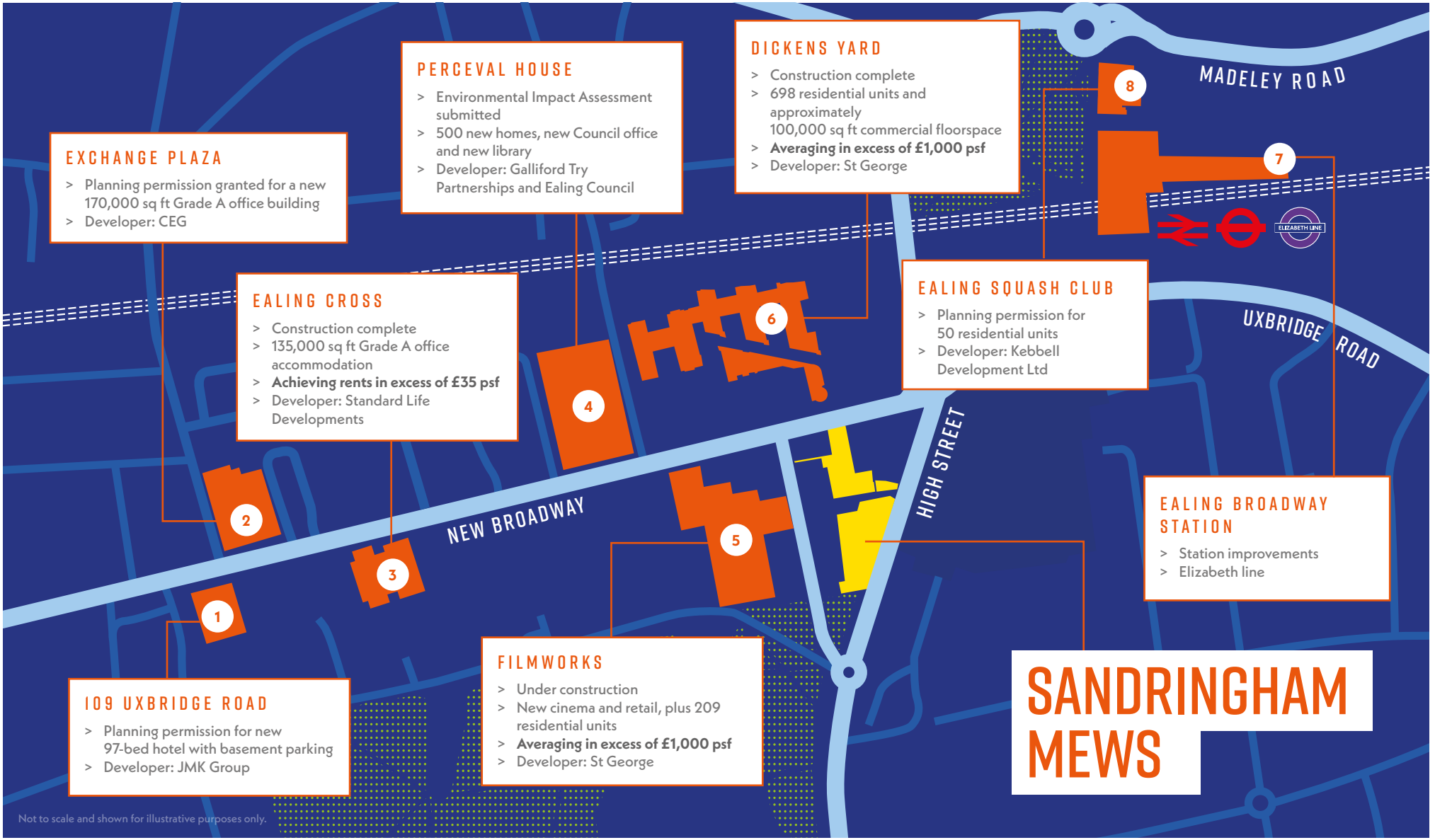
LOCAL DEVELOPMENTS

Situated at the heart of an area of intense economic investment and activity

An estimated £5 billion is being invested in developments across the Borough

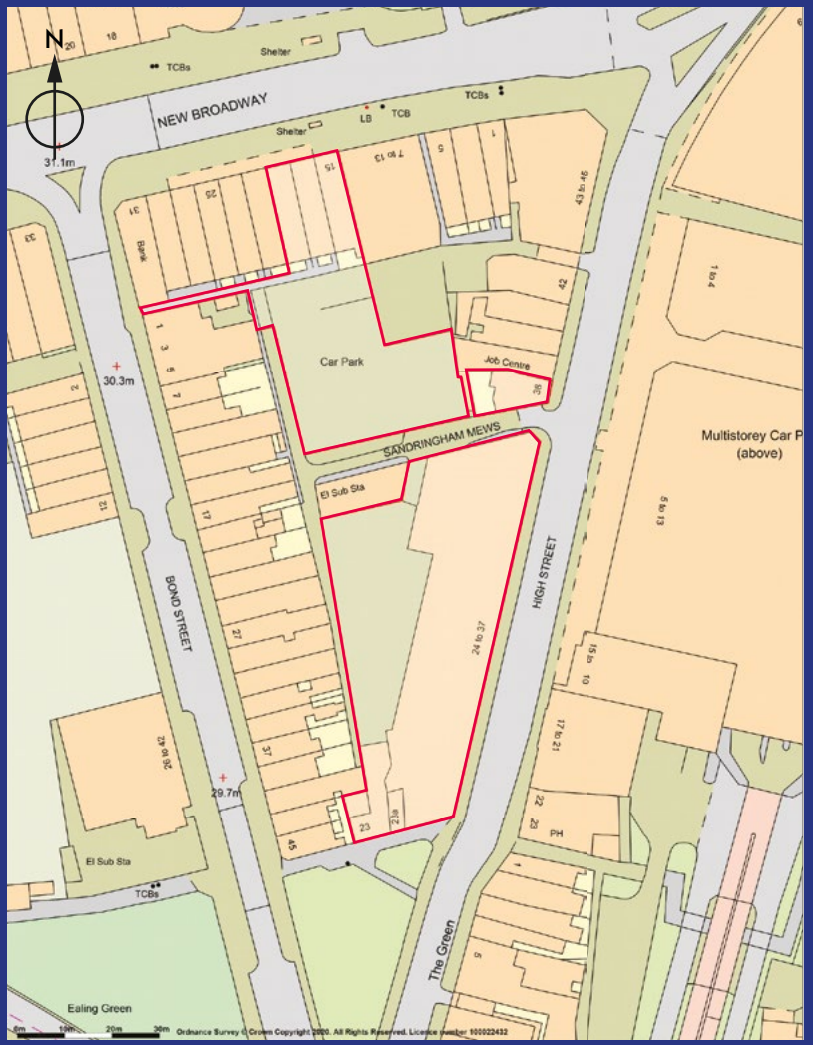
LOCAL DEVELOPMENTS

Ealing Broadway is subject to significant investment with a number of new ambitious development projects being brought forward. The range of commercial, residential and leisure related developments being brought forward has also attracted a number of retailers, restaurants and businesses moving into the area.



DESCRIPTION

- The site extends to c. 1 acre (0.41 ha)
- Currently accommodates 13 retail units and a public house arranged over lower ground, ground and part first floor, comprising an overall area of 34,246 sq ft (NIA), of which 19,742 sq ft is at ground floor
- The upper floors of units 15-19 New Broadway comprise residential accommodation that has been sold off on long leaseholds
- Along the High Street, there is additional vacant space on the 1st, 2nd and 3rd floor which extends to a total of 23,713 sq ft
- Northern car park comprises 39 car parking spaces
- Southern car park comprises 22 car parking spaces
- The property benefits from access rights over Sandringham Mews, which is outside of the ownership for sale
- The site is adjacent to a substation, held freehold by Southern & Scottish Electric Networks



1.00 acre

0.41 hectares

13 retail units

1 public house

58k sq ft of existing accommodation

61 car parking spaces

THE SITE CURRENTLY COMPRISES A RETAIL PARADE FRONTING THE HIGH STREET, WITH PUBLIC CAR PARKS BEHIND.

PLANNING

THE SITE FALLS WITHIN THE JURISDICTION OF THE LB OF EALING. THE SITE FORMS PART OF A WIDER SITE ALLOCATION WITHIN THE LB EALING DEVELOPMENT SITES DPD (2013)

EAL5 – Sandringham Mews

- The Site is included within a wider site allocated for mixed use development appropriate to the town centre with specific reference to residential and student accommodation
- The allocation states 'Development presents an opportunity to enhance the townscape while making more efficient use of the site through additional floorspace and introduction of different uses appropriate to the excellent PTAL'

Montagu Evans Town Planning team have prepared a planning brief for the site, which explores the development potential for the site as well as a review of current and emerging planning policy.

- The planning history of the neighbouring sites shows the area has, and will continue, to undergo rapid change. These permissions provide precedent for increased height / density and residential uses in the vicinity
- The site is previously developed land and is located in a highly sustainable location where regional and local policy seeks to focus housing provision. The redevelopment of the Site would therefore assist LB Ealing in meeting their housing target and should be considered a prime location in which to do so
- The site has a PTAL rating of 6a-6b and therefore considered to have excellent transport links which is a significant material consideration in the determination of potentially acceptable scale and quantum of development
- Prior approval was secured on 29 May 2019 for 42 residential units. The approval would be a material consideration in the determination of future applications and supports the principle of residential use on the site

PERMITTED DEVELOPMENT SCHEME

THE PROPERTY HAS RECEIVED PRIOR APPROVAL FOR THE CHANGE OF USE OF PART OF FIRST, SECOND AND THIRD FLOOR TO ACCOMMODATE 42 PRIVATE RESIDENTIAL UNITS

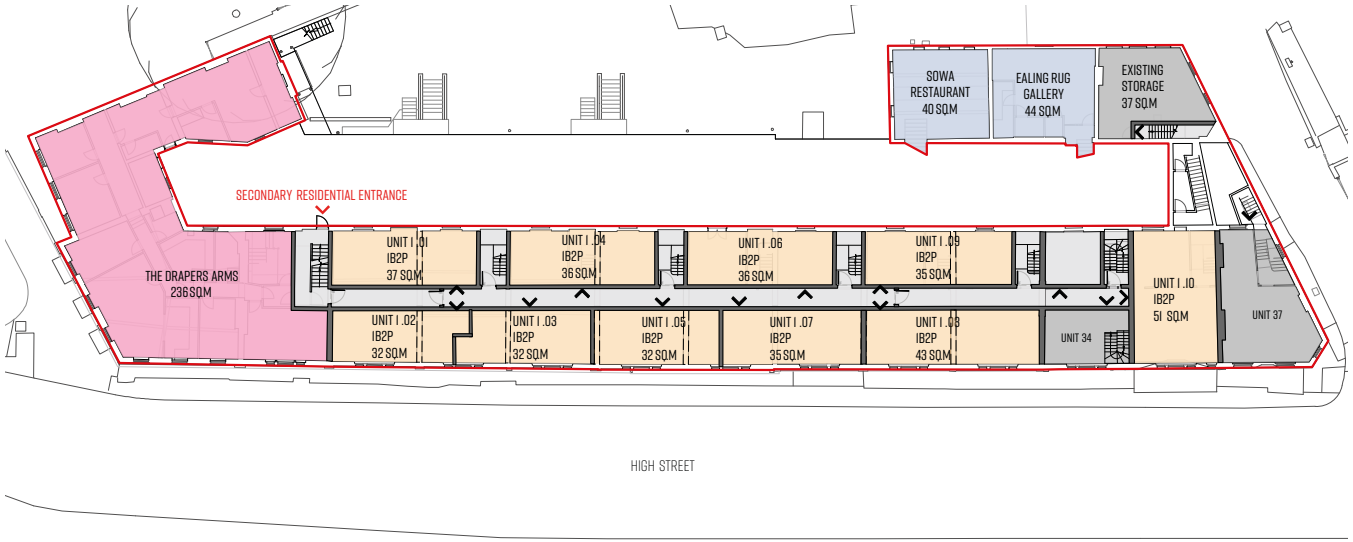
Accommodation Schedule

Unit Type	No. of Units	sq ft	sq m
1-Bed Flats	41	15,478	1,438
2-Bed Flats	1	624	58
Total	42	16,102	1,496

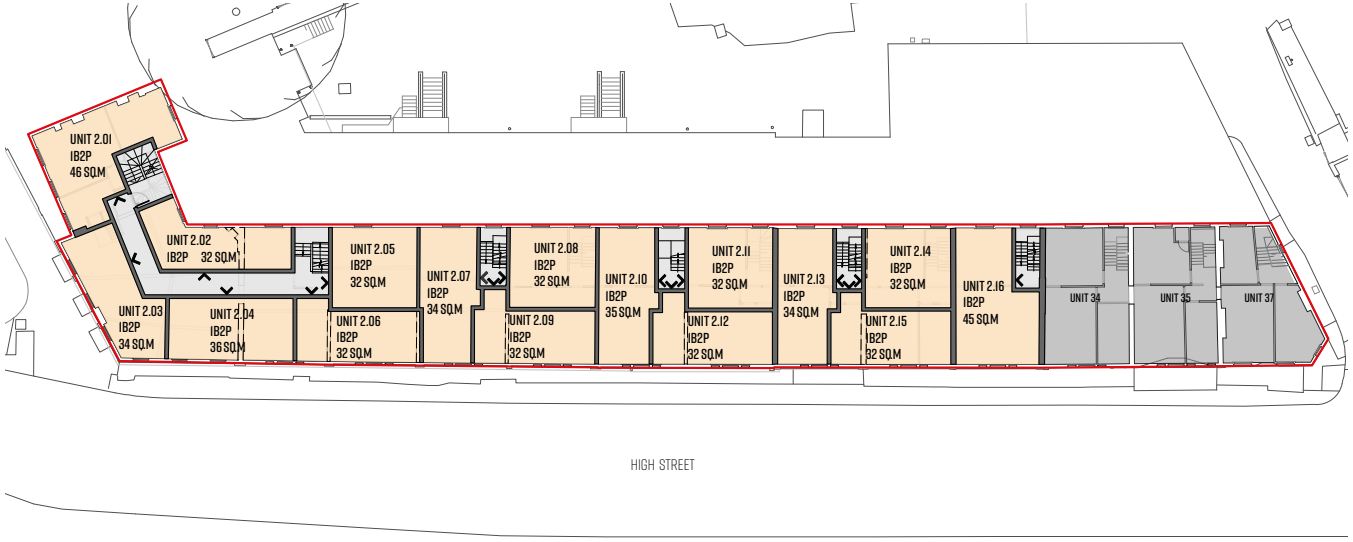
Prior to the commencement of the development, there is a requirement to enter into a Unilateral Undertaking with LB Ealing in respect of a £50,000 transport contribution towards pedestrian and cycle improvements and the delivery of 2 x blue badge parking spaces.

Application Reference: 191685PAOR

FIRST FLOOR



SECOND FLOOR



Plans not to scale and shown for illustrative purposes only.

RESIDENTIAL REDEVELOPMENT POTENTIAL

The site presents an outstanding redevelopment opportunity. Owal Architects have prepared a feasibility study for the site to ascertain potential capacity on the basis of a comprehensive new build development.

- The proposed scheme comprises a total of 144 residential units, 3,169 sq m (34,111 sq ft) of commercial uses plus associated back of house facilities
- The proposal encompasses two separate blocks of development situated within the northern and southern parcels of the site
- The northern block is a residential block with a total 27 residential flats over ground to fourth floor. The block is uniform, with a setback provided at fourth floor
- The southern plot is set over basement, ground and eight upper floors, and comprises 117 residential flats with basement and ground floor commercial
- The height of the indicative proposals take account of the nature of the surroundings and takes precedent from the new developments such as Filmworks and Dickens Yard. Height is staggered upwards from a low point at the southern end fronting onto Ealing Green, up towards the northern element of the site
- The proposed scheme provides an increased quantum of commercial floorspace, incorporating 3,169 sq m (34,111 sq ft) within the scheme
- Further opportunity for density and massing could be explored with the incorporation of the substation into the site, subject to the necessary third party agreements
- An additional feasibility study has been carried out for a new build commercial scheme, comprising 15,444 sq m (166,237 sq ft) NIA of office and retail accommodation plus associated back of house facilities

144 Residential flats in total	3,169 sq m (34,111 sq ft) of commercial space	 Cycle parking	 Development height: 30.3 metres

Further details of both schemes can be found in the Data Room.

Artists impression looking south east

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16/17

Artists impression looking north along
Ealing High Street

REDEVELOPMENT ACCOMMODATION SCHEDULE

BLOCK A					sq ft		
Floor	Studio	1-Bed Flat	2-Bed Flat	3-Bed Flat	Residential NSA	Retail NIA	GIA
Basement						11,969	17,394
GF						13,423	23,304
1F	3	4	9	2	11,754		15,780
2F	3	4	9	2	11,754		15,780
3F	3	4	9	2	11,754		14,962
4F	3	4	9	2	11,754		14,962
5F	1	6	10	0	10,936		14,090
6F	3	5	7	0	9,257		12,023
7F	1	3	2	2	5,511		7,481
8F	0	1	3	1	3,498		5,296
9F							1,345
Total	**17**	**31**	**58**	**11**	**76,218**		**142,417**

BLOCK B			sq ft		
Floor	1-Bed Flat	2-Bed Flat	3-Bed Flat	Residential NSA	GIA
GF	3	2	1	6,265	7,363
1F	3	2	1	4,144	5,081
2F	3	3	0	3,940	4,876
3F	3	3	0	3,940	4,876
4F	1	0	2	2,508	3,251
Total	**13**	**10**	**4**	**20,797**	**25,447**

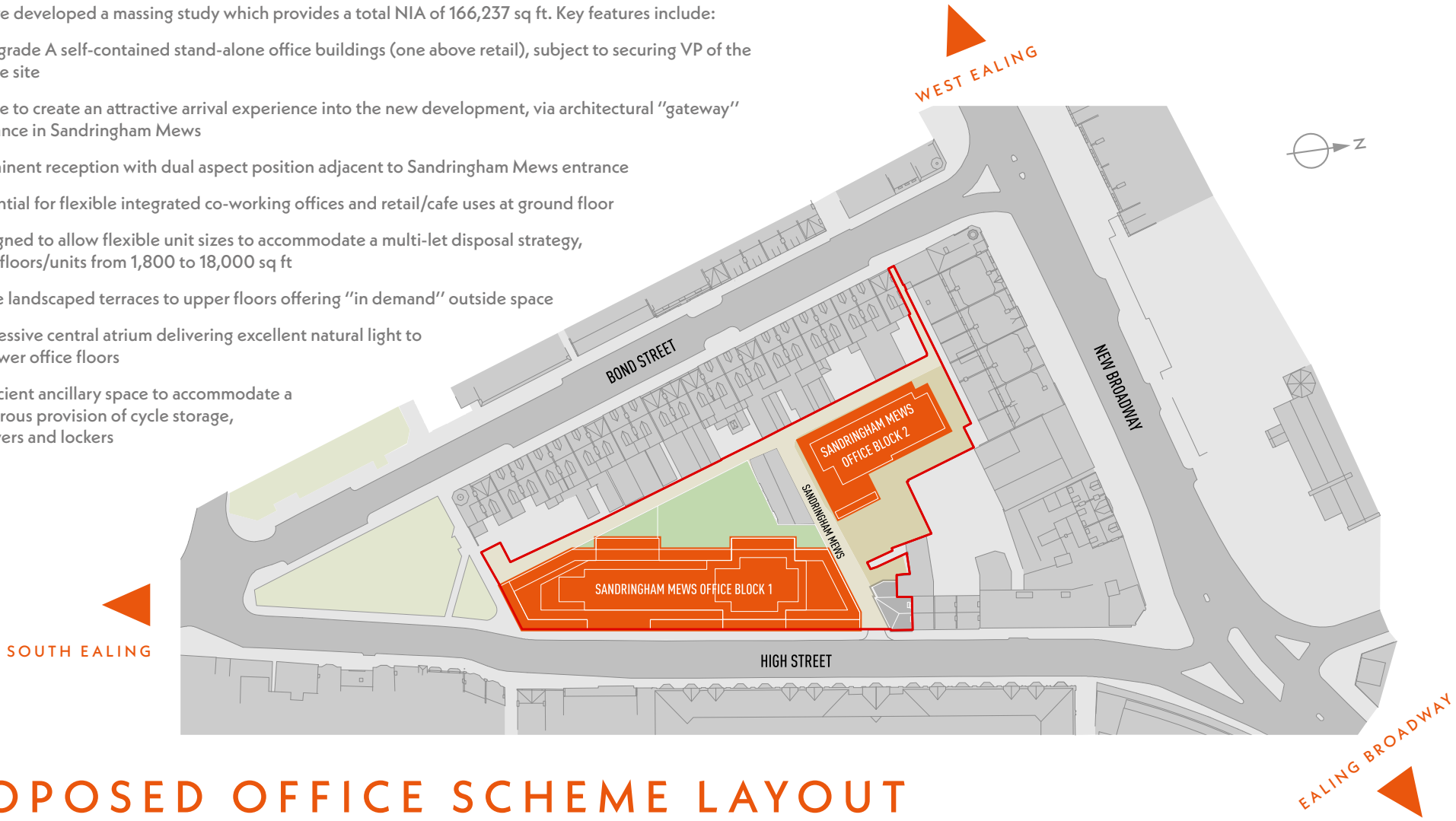
Ealing High Street elevation

OFFICE REDEVELOPMENT SCHEME

The site is well located to take advantage of a burgeoning local office market. Within striking distance of the traditional Uxbridge Road, the site is in fact closer to Ealing Broadway station, local retail amenities and the attractive green space provided by Ealing Green.

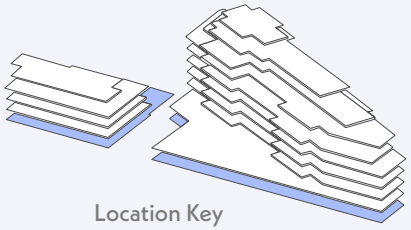
OWAL have developed a massing study which provides a total NIA of 166,237 sq ft. Key features include:

- Two grade A self-contained stand-alone office buildings (one above retail), subject to securing VP of the whole site
- Scope to create an attractive arrival experience into the new development, via architectural ''gateway'' entrance in Sandringham Mews
- Prominent reception with dual aspect position adjacent to Sandringham Mews entrance
- Potential for flexible integrated co-working offices and retail/cafe uses at ground floor
- Designed to allow flexible unit sizes to accommodate a multi-let disposal strategy, with floors/units from 1,800 to 18,000 sq ft
- Large landscaped terraces to upper floors offering ''in demand'' outside space
- Impressive central atrium delivering excellent natural light to all lower office floors
- Sufficient ancillary space to accommodate a generous provision of cycle storage, showers and lockers



PROPOSED OFFICE SCHEME LAYOUT

GROUND FLOOR

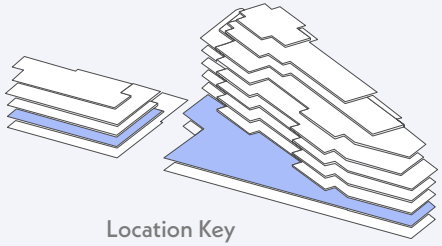


Location Key

Key

- Retail Unit
- Office Space
- Reception
- Plant / Ancillary

FIRST FLOOR



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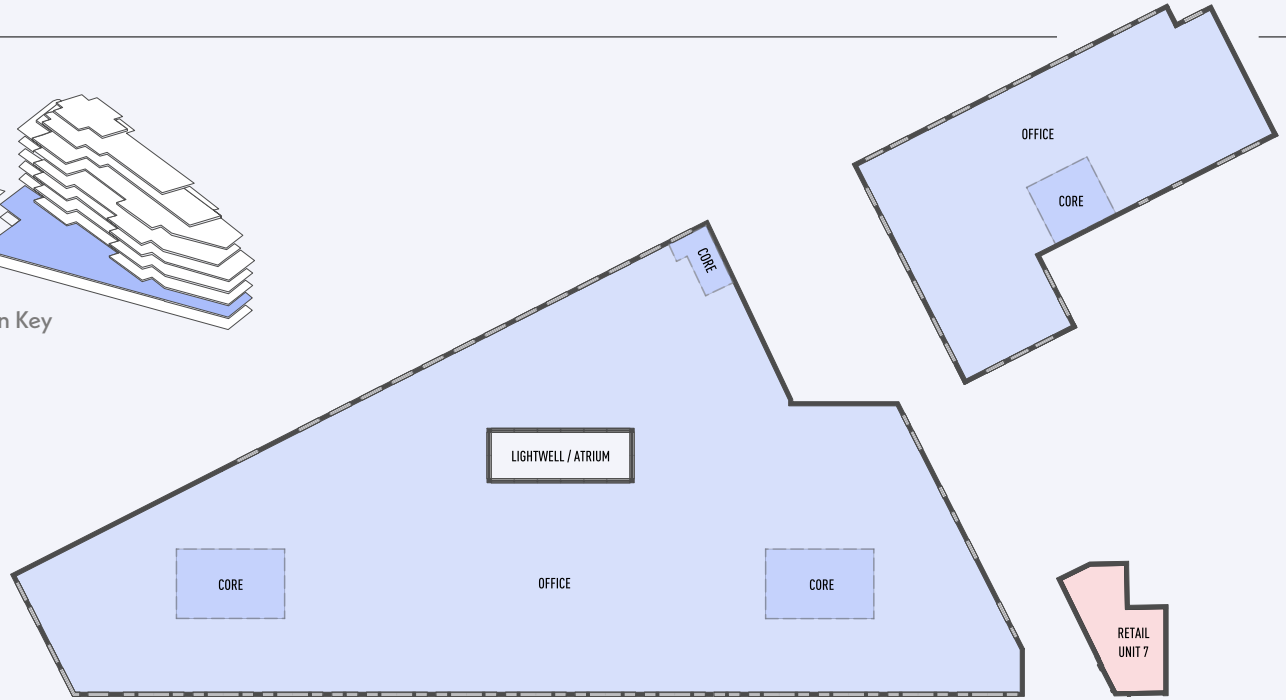

Key

- Retail Unit
- Office Space

Plans not to scale and shown for illustrative purposes only.

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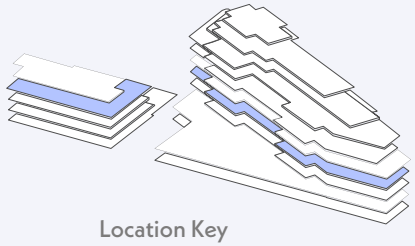
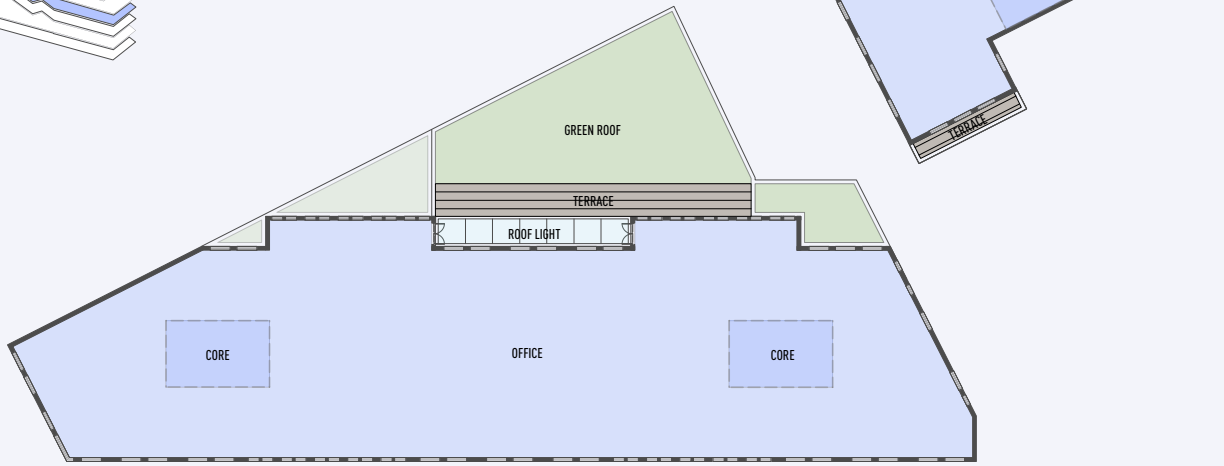
THIRD FLOOR



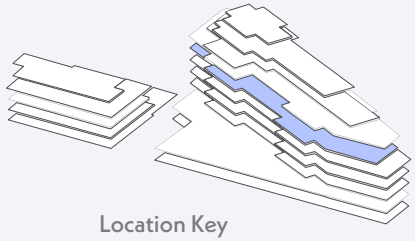
Key

Location Key

Office Space



FIFTH FLOOR



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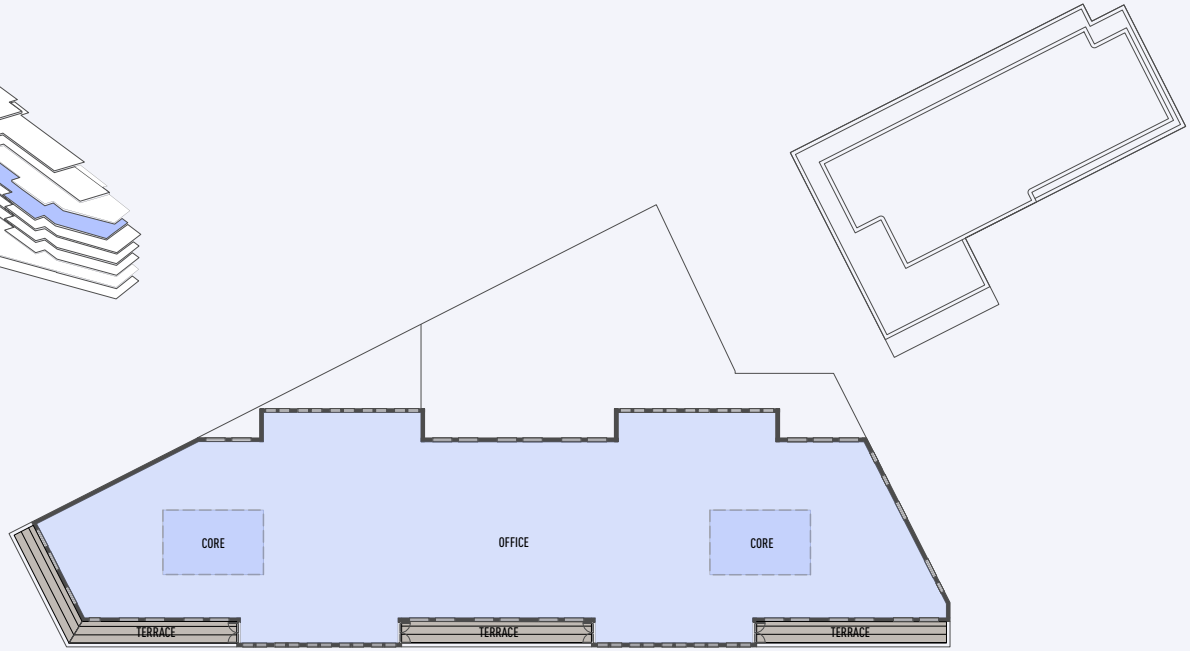
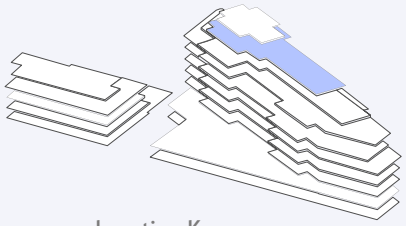
Location Key

Office Space





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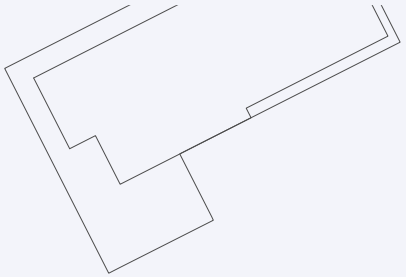
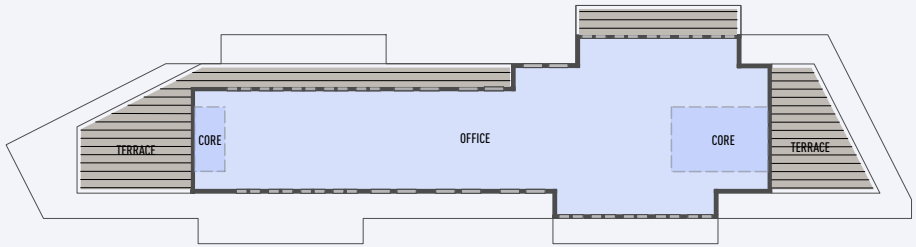




Key

Office Space

Plans not to scale and shown for illustrative purposes only.

ACCOMMODATION SCHEDULE

BLOCK 1

Floor	Office GIA	Office NIA	Retail GIA	Retail NIA	GIA	NIA
Basement	11,593	11,420	5,791	5,484	17,384	16,904
GF	5,907	5,021	16,587	15,982	22,494	21,003
1F	21,851	18,573	-	-	21,851	18,573
2F	21,076	17,914	-	-	21,076	17,914
3F	16,652	14,154	-	-	16,652	14,154
4F	16,652	14,154	-	-	16,652	14,154
5F	15,080	12,818	-	-	15,080	12,818
6F	13,466	11,446	-	-	13,466	11,446
7F	9,526	8,097	-	-	9,526	8,097
8F	6,609	5,618	-	-	6,609	5,618
9F	2,120	1,802	-	-	2,120	1,802
Total	**140,532**	**121,017**	**22,378**	**21,466**	**162,910**	**142,483**

(All figures shown in sq ft)

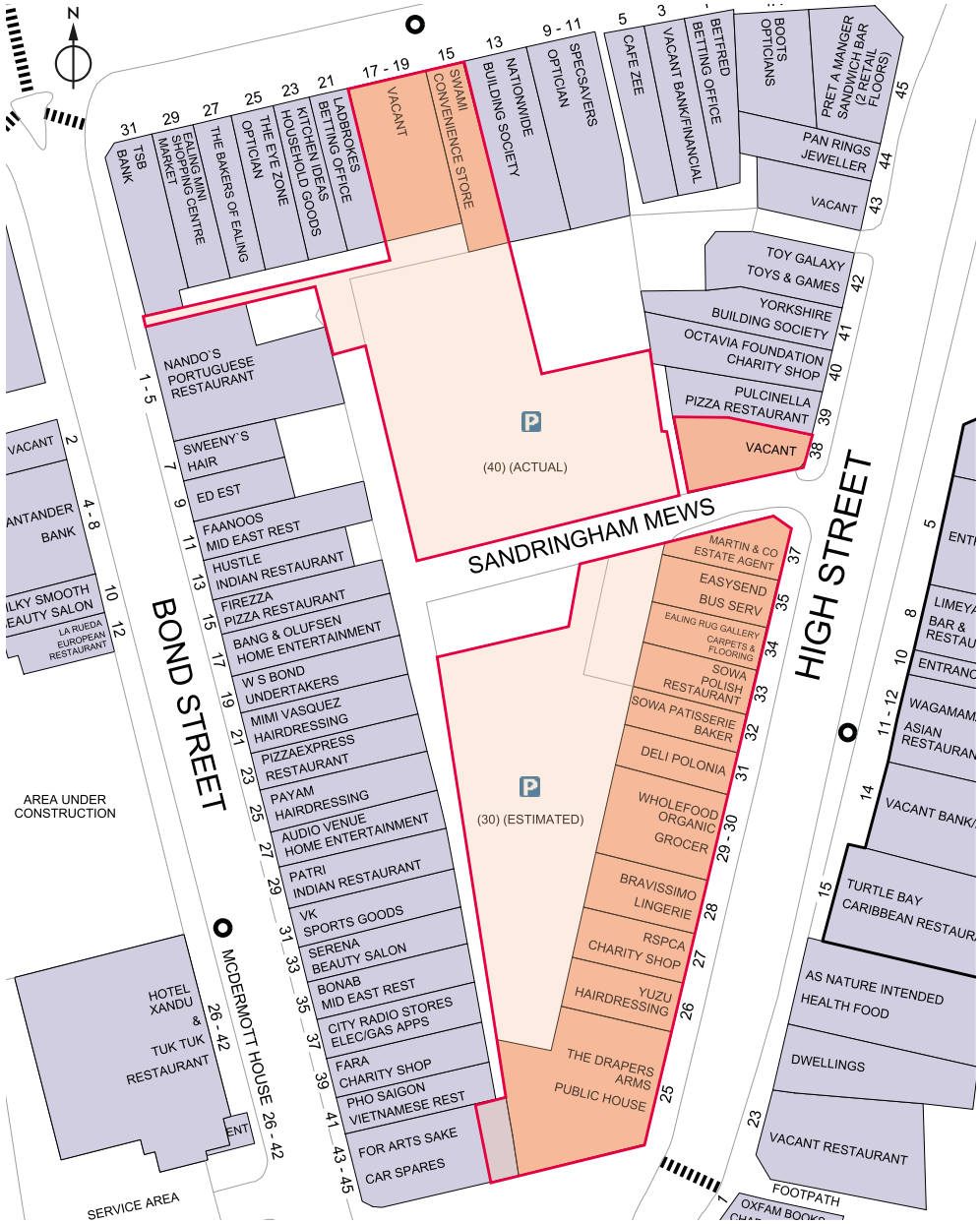
BLOCK 2

Floor	Office GIA	Office NIA	Retail GIA	Retail NIA	GIA	NIA
Basement	-	-	-	-	-	-
GF	5,608	4,767	-	-	5,608	4,767
1F	5,608	4,767	-	-	5,608	4,767
2F	5,608	4,767	-	-	5,608	4,767
3F	5,403	4,593	-	-	5,403	4,593
4F	3,477	2,955	-	-	3,477	2,955
Total	**25,704**	**21,849**	**-**	**-**	**25,704**	**21,849**

BLOCK 3

Floor	Office GIA	Office NIA	Retail GIA	Retail NIA	GIA	NIA
Basement	-	-	-	-	-	-
GF	-	-	635	635	635	635
1F	-	-	635	635	635	635
2F	-	-	635	635	635	635
Total	**-**	**-**	**1,905**	**1,905**	**1,905**	**1,905**

GOAD PLAN


N
BOND STREET
HIGH STREET
SANDRINGHAM MEWS
MODERMOTT HOUSE 26 - 42
AREA UNDER CONSTRUCTION
SERVICE AREA
FOOTPATH
(40) (ACTUAL)
(30) (ESTIMATED)
TSB BANK
EALING MINI SHOPPING CENTRE MARKET
THE BAKERS OF EALING
THE EYE ZONE OPTICIAN
KITCHEN IDEAS HOUSEHOLD GOODS
LADBROKES BETTING OFFICE
VACANT
SWAMI CONVENIENCE STORE
NATIONWIDE BUILDING SOCIETY
SPECSAVERS OPTICIAN
CAFE ZEE
VACANT BANK/FINANCIAL
BETFRED BETTING OFFICE
BOOTS OPTICIANS
PRET A MANGER SANDWICH BAR (2 RETAIL FLOORS)
PAN RINGS JEWELLER
VACANT
TOY GALAXY TOYS & GAMES
YORKSHIRE BUILDING SOCIETY
OCTAVIA FOUNDATION CHARITY SHOP
PULCINELLA PIZZA RESTAURANT
VACANT
NANDO'S PORTUGUESE RESTAURANT
SWEENY'S HAIR
ED EST
FAANOOS MID EAST REST
HUSTLE INDIAN RESTAURANT
FIREZZA PIZZA RESTAURANT
BANG & OLUFSEN HOME ENTERTAINMENT
W S BOND UNDERTAKERS
MIMI VASQUEZ HAIRDRESSING
PIZZAEXPRESS RESTAURANT
PAYAM HAIRDRESSING
AUDIO VENUE HOME ENTERTAINMENT
PATRI INDIAN RESTAURANT
VK SPORTS GOODS
SERENA BEAUTY SALON
BONAB MID EAST REST
CITY RADIO STORES ELEC/GAS APPS
FARA CHARITY SHOP
PHO SAIGON VIETNAMESE REST
FOR ARTS SAKE
CAR SPARES
HOTEL XANDU & TUK TUK RESTAURANT
VACANT
ANTANDER BANK
LKY SMOOTH EAUTY SALON
LA RUEDA EUROPEAN RESTAURANT
MARTIN & CO ESTATE AGENT
EASYSEND BUS SERV
EALING RUG GALLERY CARPETS & FLOORING
SOWA POLISH RESTAURANT
SOWA PATISSERIE BAKER
DELI POLONIA
WHOLEFOOD ORGANIC GROCER
BRAVISSIMO LINGERIE
RSPCA CHARITY SHOP
YUZU HAIRDRESSING
THE DRAPERS ARMS PUBLIC HOUSE
ENTRANC
WAGAMAM ASIAN RESTAURAN
VACANT BANK/
TURTLE BAY CARIBBEAN RESTAUR
AS NATURE INTENDED HEALTH FOOD
DWELLINGS
VACANT RESTAURANT
OXFAM BOOKS

TENANCY SCHEDULE

Property / Unit	Use	Floor Area (sq ft)	Tenant	Lease Start	Lease End	Break Option	1954 act	Rent Review	Annual Rent (exc VAT)
Sandringham Mews Car Park	Car Park	-	Castle Car Park Management Limited	23 April 2020	22 April 2025	Mutual rolling break from 30 April 2021 on six months' notice.	Outside	N/A	£70,833.30
23-25 High Street (Bsmt, Grd, 1st flr)	Retail	9,818	Ind Coope (Oxford & West) Ltd	24 March 1995	23 March 2040	None	Inside	5 yearly upwards only	£170,000
26 High Street, Ealing (Grd flr)	Retail	933	Yuzu Hair Ltd	6 September 2019	5 September 2024	Mutual rolling break on 6 months notice, with a break date no earlier than 30 June 2021.	Outside	None	£30,000
27 High Street, Ealing - Shop (Grd flr)	Retail	968	RSPCA	17 May 2013	16 May 2023	N/A	Inside	N/A	£45,750
28 High Street, Ealing (part Grd flr at 29 and Bsmt at 26 - 29)	Retail	4,768	Bravissimo Ltd	24 June 2002	23 June 2021	None	Inside	N/A	£0
29-30 High Street, Ealing (Grd & part Bsmt)	Retail	2,861	Wholefood Organic	29 September 1997	28 September 2022	None. In default.	Inside	N/A	£73,750
31-33 High Street, Ealing (Bsmt & Grd flr)	Retail	9,511	Mokka Ltd	31 July 2019	30 July 2024	Landlord rolling break on 9 months notice, with a break date no earlier than 30 June 2021.	Outside	None	£75,000
34 High Street, Ealing (Glr flr)	Retail	1,194	Mr Saeed Chalabi	12 February 2020	11 February 2025	Landlord rolling break on 6 months notice, with a break date no earlier than 30 June 2021.	Outside	None	£30,000
35 High Street (Grd flr)	Retail	821	Vacant	N/A	N/A	N/A	N/A	N/A	N/A
37 High Street, Ealing (Grd flr)	Retail	649	Mr Sarb Rai	29 September 2020	18 October 2024	Landlord rolling break on 6 months notice, with a break date no earlier than 30 June 2021.	Outside	None	£30,000
37 Rear High Street, Ealing (Gld & 1st flr)	Retail	466	Vacant	N/A	N/A	N/A	N/A	N/A	N/A
24- 37 High Street, Ealing (1st, 2nd & 3rd)	Offices	23,713	Vacant	N/A	N/A	N/A	N/A	N/A	N/A
38 High Street, Ealing (Grd)	Retail	820	Suitable Lifestyle Solutions Ltd	8 October 2020	7 October 2021	Mutual rolling break from 9 March 2021 on four weeks' notice.	Outside	None	£12,000
38A High Street, Ealing	Residential	1,090	Vacant	N/A	N/A	N/A	N/A	N/A	N/A
15 New Broadway Ealing (Grd)	Retail	959	Jayeshkumar Satyavrat Patel	1 January 2019	31 December 2020	None	Outside	None	£38,000
17-19 New Broadway Ealing (Grd)	Retail	1,967	Flash Retail Limited	19 October 2020	18 October 2021	Mutual rolling break on four weeks' notice, with a break date no earlier than 23 January 2021.	Outside	None	£52,000.00
Flats 1 - 9, 15-19 New Broadway, Ealing	Residential	N/A	Ground Rent	1 August 2006	31 July 2105	None	N/A	None	£1,350
		60,538						**TOTAL**	**£627,333**

THE EALING RESIDENTIAL MARKET

Named "Queen of the Suburbs" due to its tree-lined streets of Victorian and Edwardian houses, Ealing is a sought-after area to both live and work and is relatively affordable when compared to neighbouring markets.

The borough boasts a wealth of amenities with a total of 17 'Outstanding' primary schools, 225 restaurants and cafés, and 1,076 shops. Ealing's existing, excellent transport links will be further bolstered by the arrival of the Elizabeth line in 2021.

16% House price growth over the last 5 years	**£458k** Average house price
£1,647 Average rent pcm	**11%** House price growth 5 year forecast
569 Units currently under construction in the W5 postcode	**587** Units with full planning granted in the W5 postcode

THE EALING OFFICE MARKET

Ealing forms part of the wider West London office market which includes Wimbledon, Chiswick, Hammersmith and Richmond. The area's excellent connection links and leafy environment mean it is becoming an increasingly attractive destination for office occupiers who are seeking more affordable rents compared with the aforementioned surrounding areas. New development within Ealing has been fairly restricted in recent years with the likes of Ealing Gateway, Aurora and Ealing Cross comprising the main new build stock.

However, whilst there is currently no significant new office space under construction in Ealing, new office accommodation in the pipeline such as the 170,000 sq ft Exchange Plaza is likely to be bolstered by others, particularly once Crossrail has arrived. Recent years have witnessed new office development and strong rental growth off the back of Crossrail in areas such as Maidenhead, Slough and Reading, and we would expect Ealing Broadway to follow suit.

Crucially, a growing office market, combined with the arrival of Crossrail, will mean occupiers will continue to be drawn to the area, increasing demand for both office and residential accommodation.

FURTHER INFORMATION

TENURE

The site is for sale freehold.

The site is held under a number of freehold titles, full title documentation is available in the data room.

VAT

Some of the building is elected for VAT, please refer to the data room for details.

EPC

EPC's applied for and will be available in the dataroom or on request.

METHOD OF SALE

The property is for sale by way of informal tender.

We are instructed to seek offers for the freehold interest in the property.

DATA ROOM

Full property and technical information is available in the data room.

Access available upon request.

PRICING

Unconditional offers in excess of **£20,000,000** invited for the Freehold interest.

The property is held under a number of titles, all of which are in the freehold ownership of the vendor. The property is to be sold as an asset sale.

CONTACT

Viewings are strictly by appointment only. Please contact the selling agents below to arrange inspection of the building.

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MONTAGU EVANS

bray fox smith LONDON

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