

FOR SALE



Orchard House

8 Harlequin Avenue, Brentford, TW8 9EW

14,641 SQ. FT.

1,365 SQ. M.

Location

Orchard House is a detached property providing a mixture of offices and storage with car parking to the front and an external area to the rear.

The property lies on the east side of Harlequin Avenue, just off Brentford's Golden Mile – an established London business location with an abundance of transport links.

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TRAVEL DISTANCES

	A4 Great West Road	0.2 miles
	M4 Brentford (Junction 1)	2.7 miles
	Heathrow Airport T4	6.8 miles
	Syon Lane (Mainline)	0.5 miles
	Brentford (Mainline)	0.9 miles
	Boston Manor (Piccadilly Line)	1.4 miles





EALING

ACTON



 SOUTHALL

HANWELL

UXBRIDGE RD A4020

EALING BROADWAY

A406 NORTH CIRCULAR

GUNNERSBURY PARK

NORTHFIELDS

 SOUTH EALING

 ACTON TOWN

CHISWICK

CHISWICK PARK

CHISWICK HIGH RD

 BOSTON MANOR

ORCHARD HOUSE
HARLEQUIN AVENUE

M4

 GUNNERSBURY

BRENTFORD

 KEW BRIDGE

A4

A4 GREAT WEST RD

 OSTERLEY

 SYON LANE

BOTANIC GARDENS

 KEW GARDENS

A205 STH CIRCULAR

HEATHROW AIRPORT

TERMINALS 2 & 3

HOUNSLOW

LONDON RD

ISLEWORTH

HIGH ST

 RICHMOND

TWICKENHAM

A316

RIVER THAMES

RICHMOND PARK

The Property

Orchard House has lapsed planning consent that expired in 2021.

It would have enabled a development as summarised below:

- Demolish and replace existing buildings (includes additional property not part of this sale) with a new build serviced office block, over six floors, totaling 51,113 sq. ft.
- Deliver new massing that serves to redefine Harlequin Avenue
- Add aesthetic landscaping at street level to improve frontage
- Provide 20 car parking spaces
- Improve energy performance and overall reduction in CO2 emissions by targeting carbon net zero operationally

AMENITIES

-  Air conditioning
-  Outside terrace
-  25 car parking spaces
-  EPC D (84)
-  3 meeting rooms
-  Loading door

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property offers the following approximate Gross Internal Accommodation:

FLOOR	SQ. FT.	SQ. M.
Ground Floor	10,726	996.4
First Floor	3,968	368.6
Total	14,694	1,365



Terms

Freehold	The Freehold is for sale. Guide Price: £5,600,000
BUSINESS RATES	The Rateable Value is £149,000.
EPC	EPC D (84)
VAT	VAT is applicable.
LEGAL COSTS	Each party to bear their own legal costs incurred in the transaction.
VIEWING	Strictly by prior arrangement with sole agents Vokins.





GET IN TOUCH...



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Misrepresentation Act 1967

Every care has been taken in the presentation of these particulars, however, any intending purchaser or tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. September 2026.

Anti Money Laundering Legislation

In accordance with Anti Money Laundering Legislation, parties will be required to provide proof of identity and address to the agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.