FOR SALE

VOKINS
CHARTERED SURVEYORS



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**








VOKINS
CHARTERED SURVEYORS
N
EALING
ACTON
EALING BROADWAY
A406 NORTH CIRCULAR
UXBRIDGE RD A4020
HANWELL
SOUTHALL
A312 THE PKWY
BOSTON MANOR RD
EALING RD
GUNNERSBURY PARK
NORTHFIELDS
SOUTH EALING
ACTON TOWN
CHISWICK
CHISWICK PARK
CHISWICK HIGH RD
BOSTON MANOR
ORCHARD HOUSE
HARLEQUIN AVENUE
M4
M4
GUNNERSBURY
A4
KEW BRIDGE
BRENTFORD
A4 GREAT WEST RD
SYON LANE
OSTERLEY
A4 BATH RD
KEW RD
KEW GARDENS
BOTANIC GARDENS
A316
HEATHROW AIRPORT
TERMINALS 2 & 3
HOUNSLOW
LONDON RD
ISLEWORTH
HIGH ST
A205 STH CIRCULAR
RICHMOND
RICHMOND PARK
TWICKENHAM
A316
RIVER THAMES

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

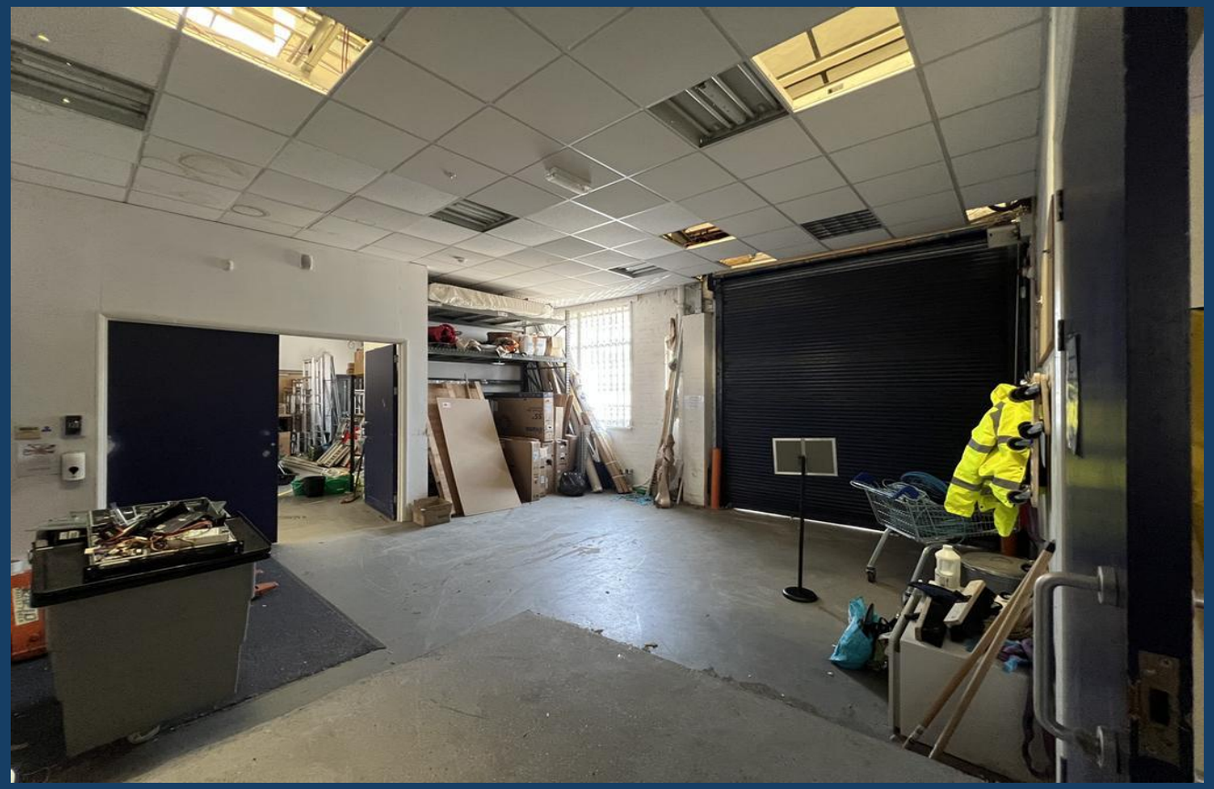
In accordance with the RICS Code of Measuring Practice, the property offers the following approximate Gross Internal Accommodation:

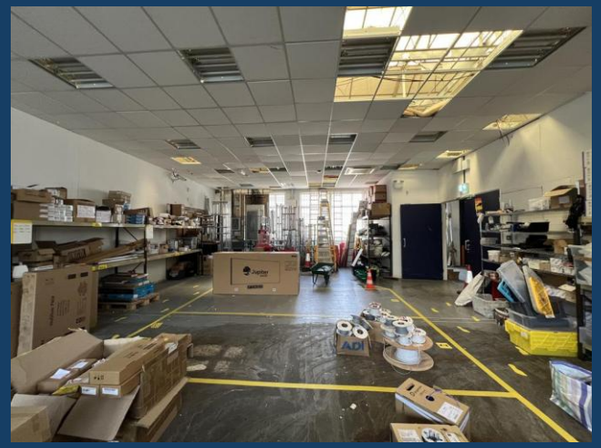
FLOOR	SQ. FT.	SQ. M.
Ground Floor	10,726	996.4
First Floor	3,968	368.6
Total	14,694	1,365



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.







VOKINS

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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. October 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.