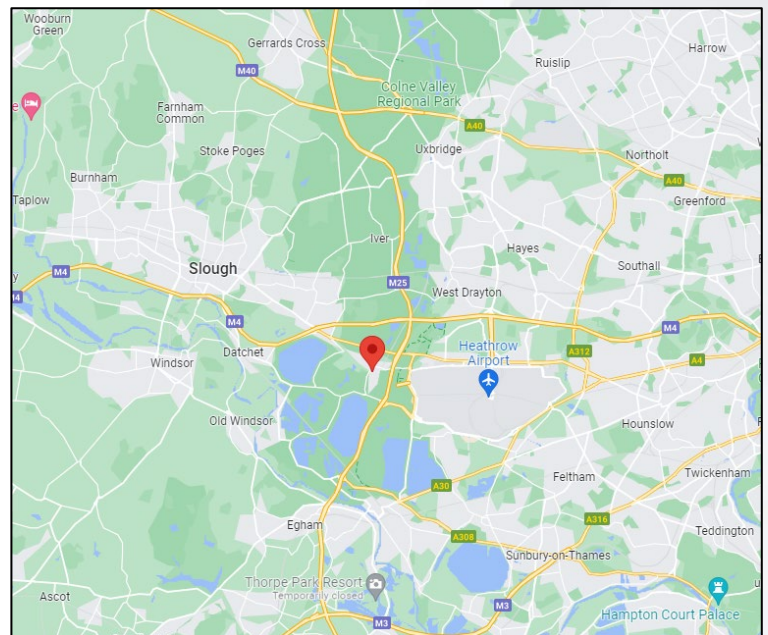




KEY HIGHLIGHTS

- Opportunity to acquire an approx. 1.28 acre site with redevelopment potential to alternative uses such as industrial (STPP)
- Prominently located in the established Poyle Industrial Area
- Vacant office building extending to a GIA of 28,878 sq ft (2,683 sq m) spread over ground and first floors.
- Property offered with full vacant possession
- Offered on a freehold basis
- Located less than one mile from J14 of the M25 and 3 miles from Heathrow Airport to the East



For more information please contact:

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FOR SALE (1.28 ACRES)

PRIME REDEVELOPMENT/ REFURBISHMENT OPPORTUNITY (STPP)

JARMAN HOUSE, MATHISEN WAY, POYLE, BERKSHIRE, SL3 0HG

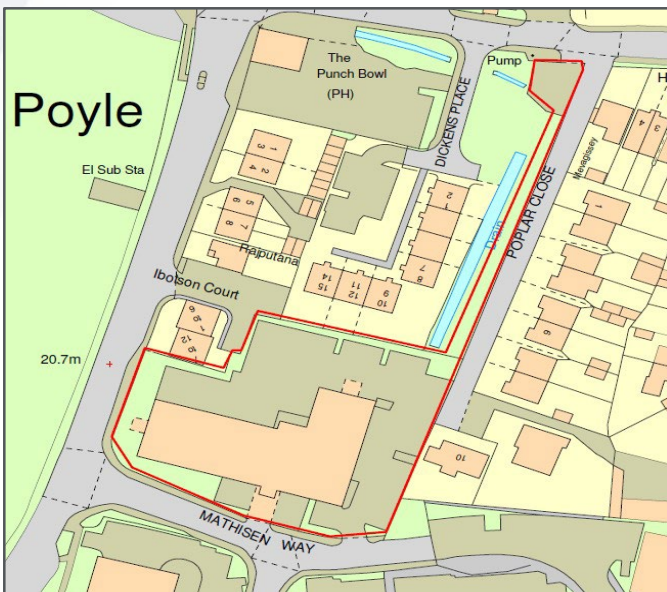
LOCATION

The site is prominently located on the corner of Poyle Road and Mathisen Way, in the established industrial area of Poyle.

Poyle itself is strategically located 1 mile from Junction 14 of the M25 and less than 3 miles to the West of Heathrow Airport, with excellent connectivity to the M4 motorway.

Heathrow Terminal 5 train station provides access to the London Underground Network via the Piccadilly Line, as well as the Heathrow Express Rail Service – which provides direct access to London Paddington in just over 30 minutes.

SITE PLAN



DESCRIPTION

The site comprises a self-contained 1.28 acre plot benefitting from an access point onto Mathisen Way.

The existing office building extends to 28,878 sq ft and is arranged over ground and first floor. The surrounding area predominantly comprises residential to the north and industrial to the South. Evo 32, Poyle is located directly opposite the site.

PLANNING

The adopted proposals maps shows that the site is situated within an 'Existing Business Area'.

In March 2024 the Class MA size restrictions on permitted development were removed, but developers must apply to the local planning authority for a determination as to whether prior approval for residential conversion will be required under a number of conditions.

Transport	Distance
M25 Junction 14	1.0 mile
Heathrow Airport Terminal 5	1.1 miles
M4 Junction 5	1.6 miles
M40 Junction 1	8.5 miles
Central London	20.0 miles

Source: Google Maps

VAT

The property is elected for VAT.

RATEABLE VALUE

The Rateable value for the premises with effect from 1 April 2023 according to the VOA £375,000.

TENURE

Available on a freehold basis with vacant possession.

EPC

The property has an EPC rating of G-153.

PROPOSAL

Offers are invited on an unconditional basis.

FURTHER INFORMATION

A data room providing a summary of environmental, planning and detailed site information is available upon request.

VIEWINGS

Strictly by prior appointments with the sole agent.

For more information please contact:

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The Misrepresentation Act 1967.

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