

FOR SALE

Land – Currently used for Car parking

Land on Syon Lane, Brentford
London TW7 5PU

Key information

- ❑ Freehold site of 1.02 acres (0.413 ha)
- ❑ Currently leased for car parking
- ❑ Development potential STPP
- ❑ Producing £170k per annum income

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Location

This property is on the north east side of B454 Syon Lane at the western edge of Brentford in London Borough of Hounslow. Syon Lane is a single carriageway at this point. It links to the A4 Great West Road (c.0.5 miles to the south east of the property) with the A4020, Uxbridge Road (c.2 miles to the north west of the property) between Southall and Hanwell.

The M4 motorway passes 0.6 miles to the north of the property with the closest access at Chiswick some 1.6 miles to the east.

The surrounding area is mixed with residential to the south east boundary, woodland to the rear and Wyke Green Golf Club to the north west boundary.

Opposite on Syon Lane is the Nishkam School and Grasshoppers Rugby Football Club.

Description

The property comprises a rectangular parcel of land with a single point of access from Syon Lane.

It is laid to tarmac and marked out for 165 car parking spaces with white painted lines.

Within the site is a small compound let to Cadent Gas for gas distribution infrastructure.

The entrance is secured by a steel sliding gate and vertical steel bar. Access to the site is also controlled by a vertical manually operated swing barrier and there are two security huts adjacent.

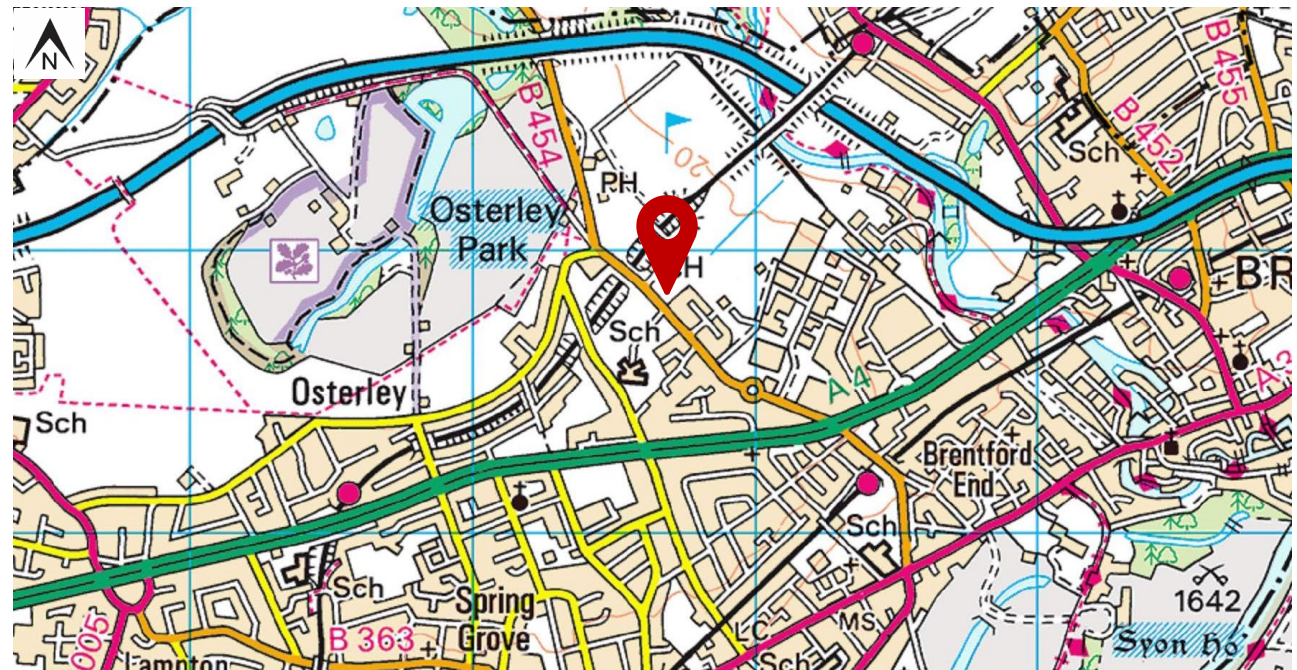
The tenant has provided a portable W/C pod.

Lighting is provided by posts around the perimeter fence and CCTV cameras have been fitted. The site is generally level.

We understand that the property has been used for car parking by the current tenant (Sky UK Ltd) since at least 2007 on a succession of leases to support operations at the nearby Sky UK Ltd offices and studios.

Energy Performance Rating

Not applicable.



Tenure

Our client holds the freehold interest. There are two occupational leases:

The site is held by Sky UK Ltd on a one year lease, excluded from the security of tenure provisions of the 1954 L&T Act. They are paying £170,000 per annum. The lease expires 26 June 2026.

The small compound leased to Cadent Gas is a long leasehold at a peppercorn.

Price

Our client is seeking to sell this site by way of a sale of the shares in the holding company, Bonnington Syon Lane Limited.

Unconditional offers in excess of £3million are invited.

Planning

The site is within the Osterley Park area of Metropolitan Open Lane ("MOL") as defined under the London Plan.

The existing use (car parking) has been in operation since at least 2007.

Interested parties should make their own enquiries of the Local Planning Authority.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Rating

We are advised that the Rateable Value for the property is £121,000 and the UBR for 2025/26 is 55.5p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates

Viewing

Viewing is strictly via the sole agents.



Accommodation

The property comprises the following approximate site areas

	Hectare	Acre
Total Site Area	0.413	1.021

Note: Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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