



ASPENLEA ROAD, HAMMERSMITH
LONDON W6 8LH

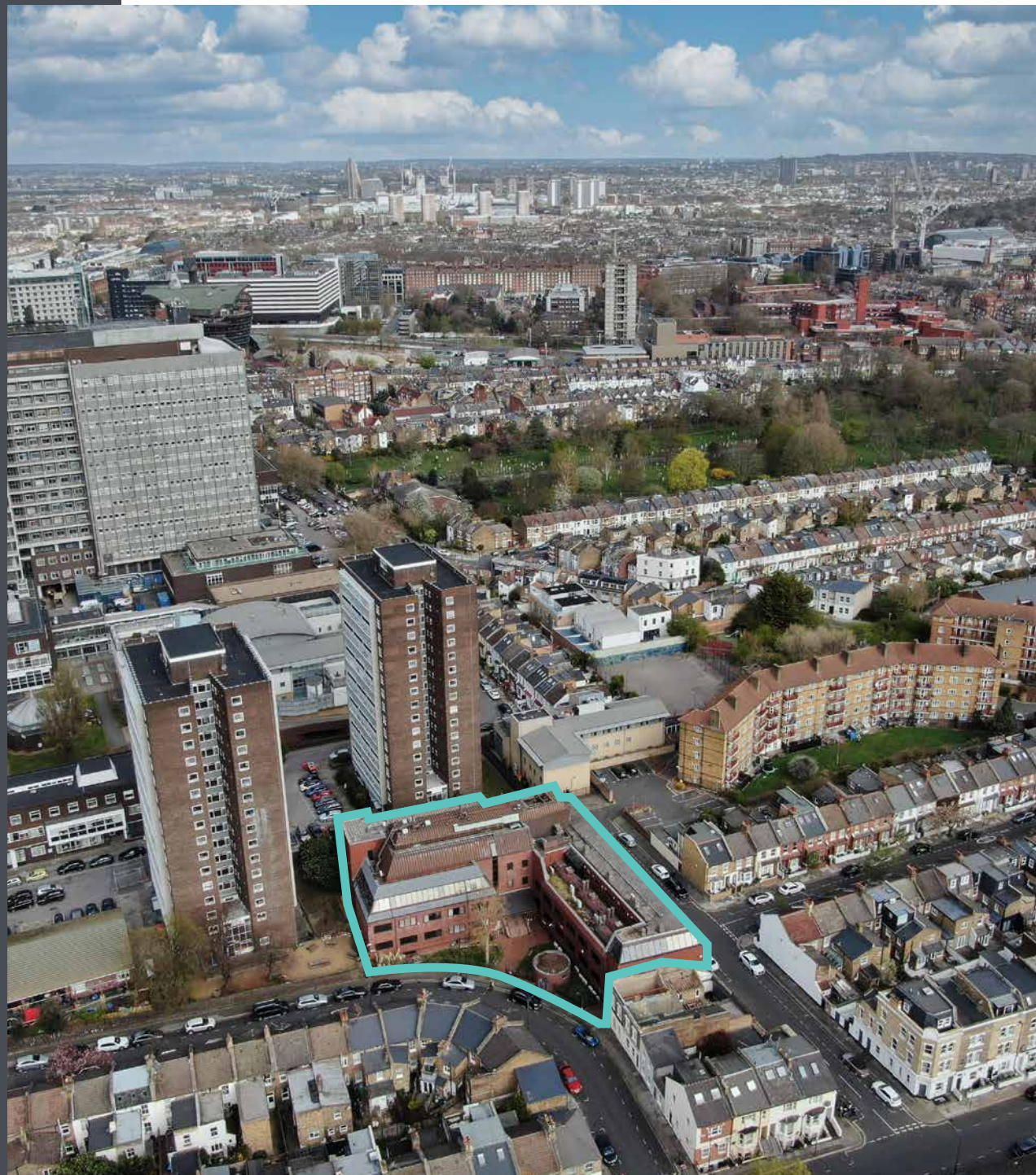
EXCITING REPOSITIONING/ REDEVELOPMENT/ OWNER OCCUPIER OPPORTUNITY
IN WEST LONDON

THE OPPORTUNITY

- ▶ Located in the affluent West London area of Hammersmith.
- ▶ Self-contained detached building on a site of 0.35 acres.
- ▶ The property extends to approximately 42,690 sq ft (GIA).
- ▶ The building is conveniently located less than a 10 minutes' walk of both Hammersmith and Barons Court Underground Stations which provides services into the West End and City in circa 20 minutes.
- ▶ Hammersmith benefits from its strategic location connecting the Western Corridor of Greater London with Central London. The borough is well established as a commercial hub and is the UK HQ for a number of global businesses; including L'Oreal, ITV, BBC, Virgin Media, GE and Disney.
- ▶ It has an extensive retail offering with the Broadway Centre and King's Mall providing significant retail provision. It is also in proximity to the Westfield Shopping Centre which boasts over 350 retail and leisure offerings.
- ▶ The property is situated in the London Borough of Hammersmith and Fulham and is not listed. The property has a Class E use.
- ▶ The property requires significant upgrade and modernisation.
- ▶ Explore opportunity for increased massing subject to planning.
- ▶ The property is held freehold, with the benefit of vacant possession.
- ▶ A Planning Feasibility Report has been carried out by Lambert Smith Hampton's Planning Consultancy Team, which has assessed the existing Site against existing planning policy. Following the announcement by Government in February 2024, the proposals may benefit from Permitted Development rights - Class MA – Use Class E to Use Class C3 (Residential) - due to the removal of floorspace and vacancy restrictions. Nevertheless, it is considered there are good prospects for comprehensive alternative redevelopment (e.g residential) subject to a range of considerations including justifying the loss of the existing employment use on Site. Further information related to this is included within the Planning Feasibility Report.

Seeking offers in excess of **£10,000,000 (Ten Million Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects a low capital value of £234 psf.



LOCATION

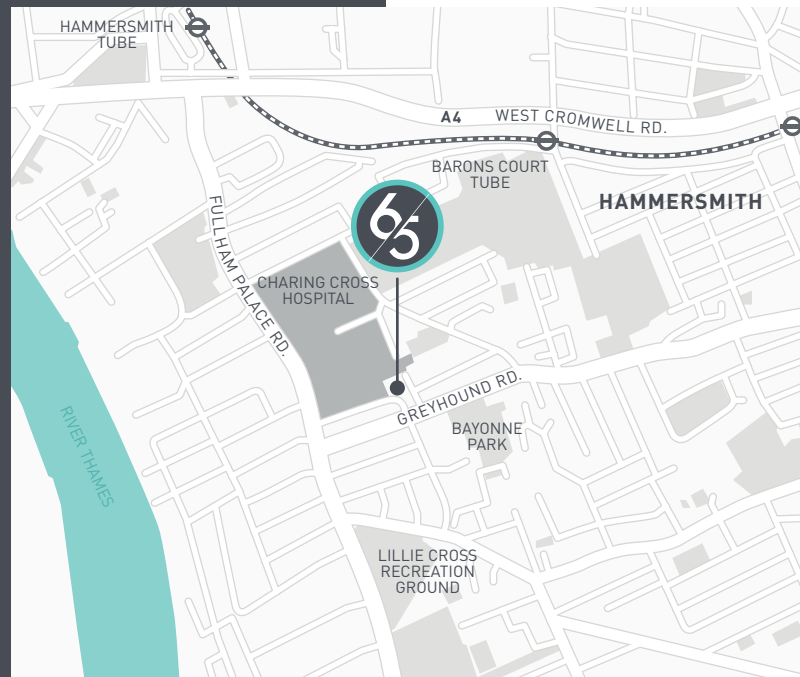
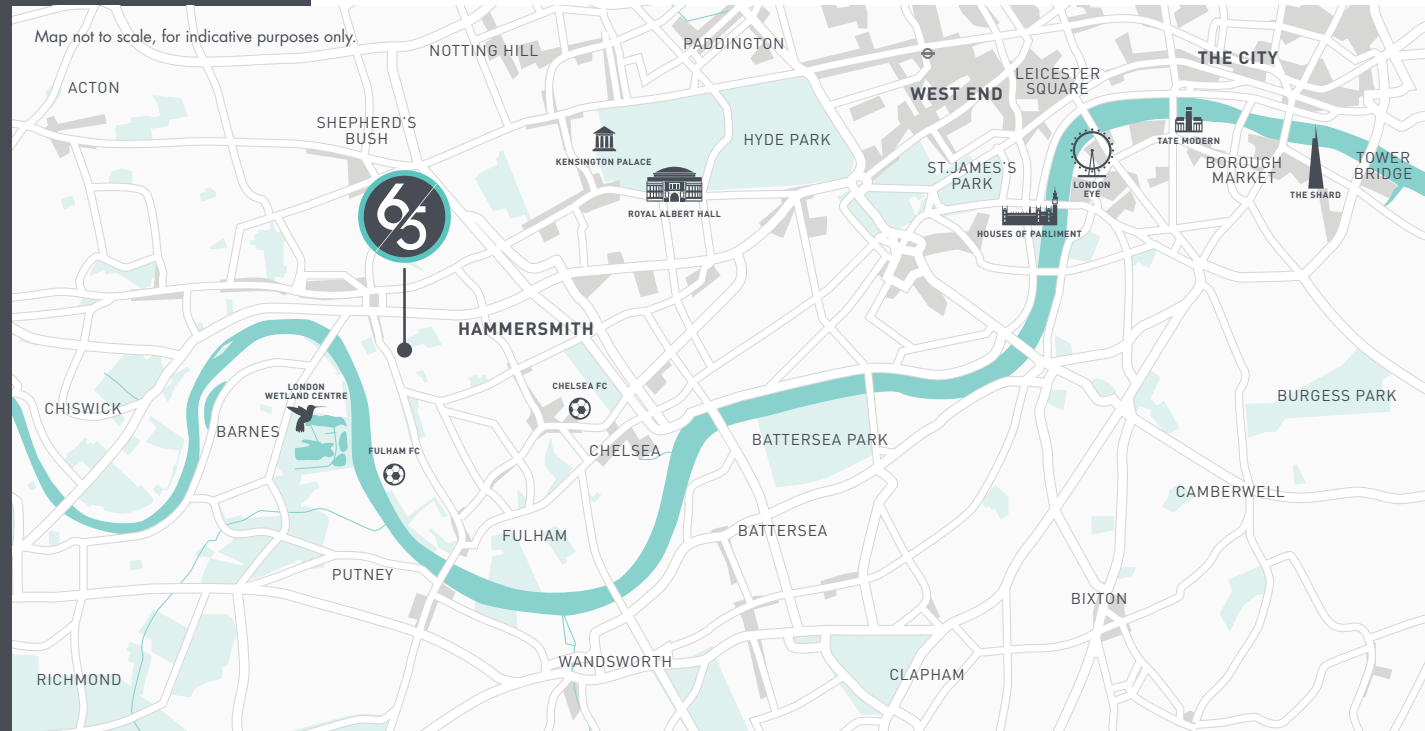
65 Aspenlea Road is located in an affluent area of West London, situated between Fulham Palace Road and Greyhound Road in Hammersmith. It is conveniently located 900 meters south of the centre of Hammersmith and four miles west of Central London.

The subject property is well positioned in regards to public transport; 600m from Baron Court Underground Station, served by the District and Piccadilly Lines and 800m from Hammersmith Underground station served by the Hammersmith and City, District and Piccadilly Lines. There are also a number of bus routes on Fulham Palace Road.

In regards to road links the subject property fronts Aspenlea Road, which connects to the A219 Fulham Palace Road and the A4 'Hammersmith Flyover'. This provides good access to both Central and Greater London via the North and South Circular roads.

There is a surface level car park at 65 Aspenlea Road providing 5 car parking spaces.

The property is not situated within London's Congestion Charge Zone, but is situated in London's Ultra Low Emission Zone.



The closest airport is London Heathrow, accessible via the M4 or A316 in under 35 minutes.

As a commercial location, Hammersmith is strategically positioned to connect the Greater London Western Corridor and Central London markets. As a result, the borough is well established as a commercial hub and is the UK HQ for a number of leading global businesses; including L'Oreal, ITV, BBC, Virgin Media, GE and Disney.

The immediate area is predominately residential, aside from Charing Cross Hospital and the associated medical facilities. The property sits adjacent to three blocks of residential flats located on the Charing Cross Hospital site.

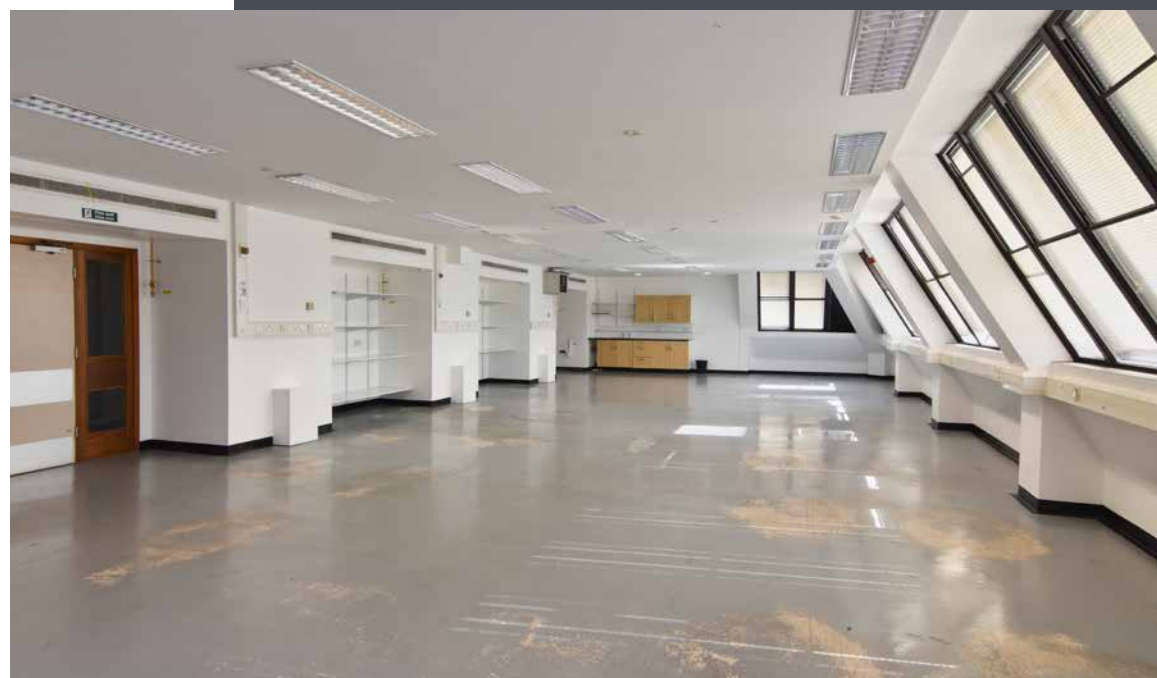
THE PROPERTY

The site is L-shaped, with a separate electric sub-station outside, totalling 0.35 acres. Pedestrian access is via Apsenlea Road and vehicular access from Lurgan Avenue. The property comprises a Gross Internal Area of approximately 42,690 sq ft.

It provides business space over basement, ground and three upper floors. We understand that the southern section of the property was constructed in 1981/82 and the western section was completed in 1997.

ACCOMMODATION

The building has been measured by Plowman and Craven in accordance with the Sixth Edition (May 2015) of the Code of Measuring Practice. The measured survey is available in the data room. The office accommodation is arranged over four floors;



Floor	Sq m	Sq ft
Basement	923.80	9,944
Ground Floor	962.10	10,356
First Floor	979.40	10,542
Second Floor	779.20	8,387
Third Floor	321.50	3,461
Total GIA	3,966.00	42,690

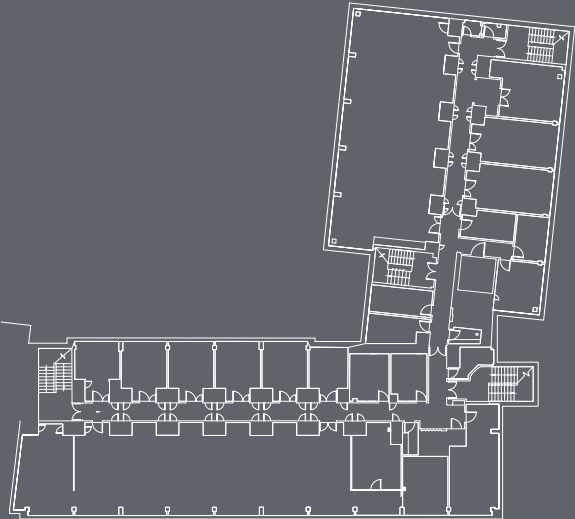
FLOOR PLANS



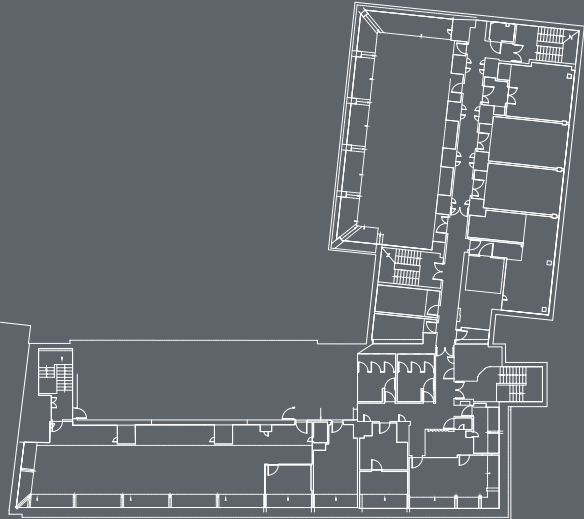
Ground Floor



First Floor



Second Floor



Basement



Third Floor



SITE

The site extends to approximately 0.35 acres (0.14 ha).

TENURE

Two Freehold Interests: BGL45801 and NGL535111 will be merged under the same Freehold Title. This merged title is shown outlined in blue on the site plan below.

TENANCY

There is a lease granted (BGL58675) for a term of sixty years from 25th June 1967 to London Electricity Board at a peppercorn rent per annum.



MAJOR DEVELOPMENT TRANSACTIONS



Sovereign Court (Kings Mall Car Park)

Set over 1.060 hectares and developed by Berkeley St. George. The development completed in Q1 2022, having sold out during Q3 2020. The development consists of 294 units over 2 phases.



Queens Wharf

Set over 0.680 hectares and developed by A2 Dominion / Mount Anvil. The development was largely complete by Q1 2018, albeit completely sold out during Q4 2017.



Olympia London

A £1.3bn development being financed and managed by Deutsche Finance International. It will include a four-screen arthouse cinema, a 1,500 seat theater and a live music venue as well as restaurants, shops, two hotels and 550,000 sq ft of office space. The development will provide 2.5 acres of new public space.





FURTHER INFORMATION

Planning

The property is situated in the London Borough of Hammersmith and Fulham. Both a Capacity Study and a Planning Feasibility Study are available in the Data Room.

EPC

The property has an EPC Rating of E.
A copy of the EPC is available in the data-room.

Data Room

A data room has been set up to provide details of all the property and legal requirements which are deemed relevant to the sale. Access will be provided on request.

Proposal

We are instructed to seek offers in excess of **£10,000,000 (Ten Million Pounds)**, subject to contract and exclusive of VAT. A purchase at this level reflects a low capital value of £234 psf on the Gross Internal Area.



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