



CHALFONT HOUSE

OXFORD ROAD, DENHAM, BUCKINGHAMSHIRE, UB9 4DX

STRATEGIC OFFICE SITE WITH EXCEPTIONAL REDEVELOPMENT & ALTERNATE USE POTENTIAL

Lambert
Smith
Hampton

INVESTMENT SUMMARY

- Located in the affluent village of **Denham**, on the fringe of Buckinghamshire and recently voted within the “Top 10 Rural Locations to Live” by Rightmove.
- The Property benefits from excellent connectivity. It is a short drive from the M40 and M25 and benefits from direct train links to London from Denham Railway Station or Uxbridge Underground Station.
- **Freehold.**
- The Property extends to **26,408 sq gt** (GIA) across the ground and first floor.
- The Property will benefit from **full vacant possession** as of 18th June 2024.
- EPC D
- The Property sits on a 1.35 acre site, with a low site coverage of 23%.
- Prior Approval Application has been submitted to reinstate permitted development consent to convert the Property to **41 residential units**.
- Ability to increase massing / site density, or exploit excellent alternative use potential (stp).



PROPOSAL

Offers are invited in excess of **£3,000,000 (Three Million Pounds)** for the freehold interest, subject to contract and exclusive of VAT. A purchase at this price reflects £113 psf.

For further information, data room access, or to arrange an inspection, please contact the sole agents:

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An exciting opportunity to acquire a standalone office building on a 1.35 acre site, benefiting from exceptional redevelopment and alternative use potential in the affluent area of Denham.



LOCATION

Denham Village is located in Buckinghamshire, located inside the M25 and only 18.5 miles from Central London. The village is a popular residential location as it benefits from excellent connectivity into Central London and the affluence of the village and its surrounds.

Denham is situated within the Colne Valley Regional Park, allowing residents access to 200km of rivers, canals, lakes and woodland on their doorstep.

VOTED 8th in 'THE TOP RURAL LOCATIONS TO LIVE OUTSIDE OF LONDON'

SITUATION & CONNECTIVITY

Denham's road connectivity is unrivalled, located just 0.5 miles from the M40, 1 mile from the M25 and 6 miles from the M4.

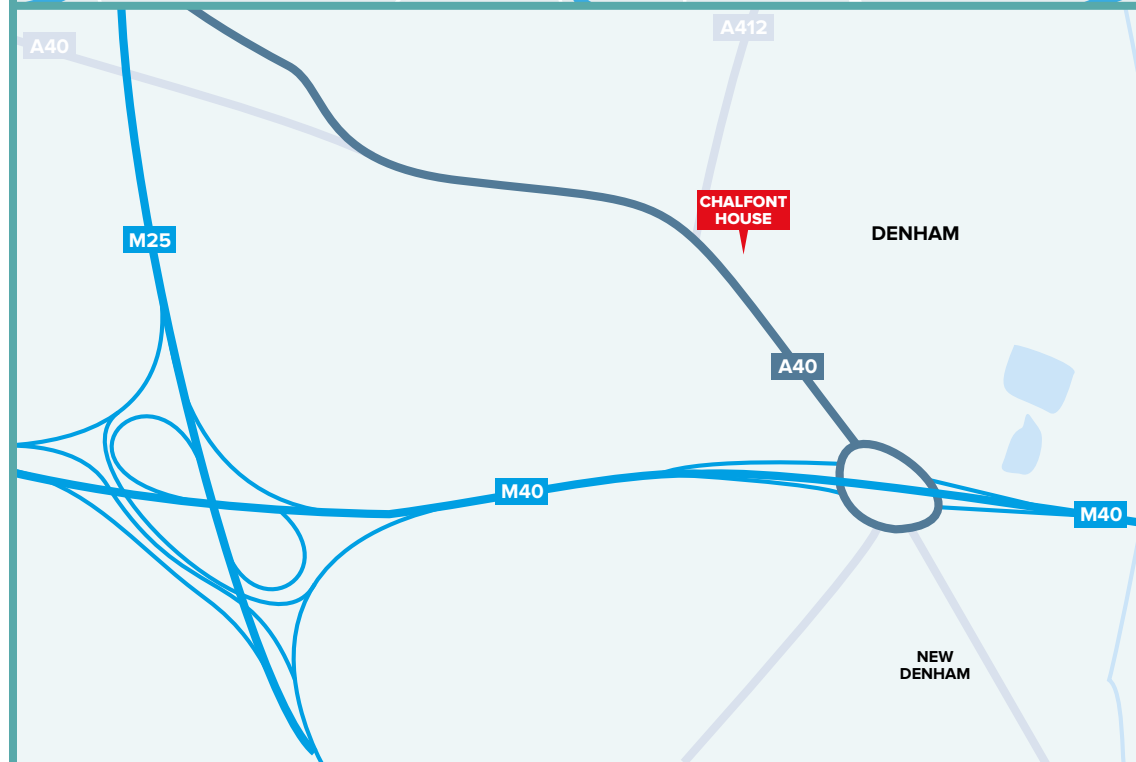
Chalfont House is a prominent office building located in Denham, fronting onto Oxford Road (A40) which provides direct access to both the M40 and Uxbridge town centre.

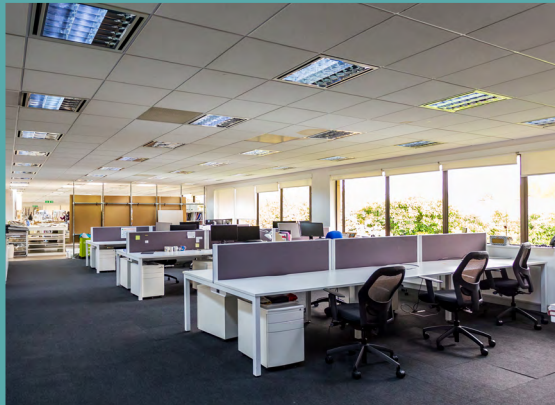
Denham railway station benefits from regular services to London Marylebone. Uxbridge is also the western terminus of the Metropolitan and Piccadilly London Underground lines which provide direct access to key destinations such as Baker Street (38 minutes), Kings Cross St Pancras (46 minutes) and Liverpool Street (50 minutes).

Road	miles
M40 (J1)	0.5
M25 (J16)	1
Uxbridge	2.5
London Heathrow	8
Central London	18.5

Rail (from Denham)	mins
High Wycombe	21
London Marylebone	32
London Heathrow	1hr 15
Oxford	1hr 20

Rail (from Uxbridge)	mins
Baker Street	38
Hammersmith	42
Kings Cross St Pancras	46
Liverpool Street	50
Green Park	52





DESCRIPTION & SPECIFICATION

Chalfont House is a standalone two storey office building totalling 23,090 sq ft (NIA) of office accommodation. The Property is situated on a 1.35 acre site with 85 surface car parking spaces.

The building benefits from:



Bright open floor plates



2 storey self contained building



Full access raised floors



Breakout areas



Excellent car parking ratio of 1:271 sq ft (85 spaces)



Suspended ceilings



Flexible floor plates



Communal Green Spaces

ACCOMMODATION

The Property has been measured on a Net Internal basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor	GIA (sq ft)	NIA (sq ft)
First	13,113	11,726
Ground	13,296	11,364
Total	26,408	23,090

TENANCY

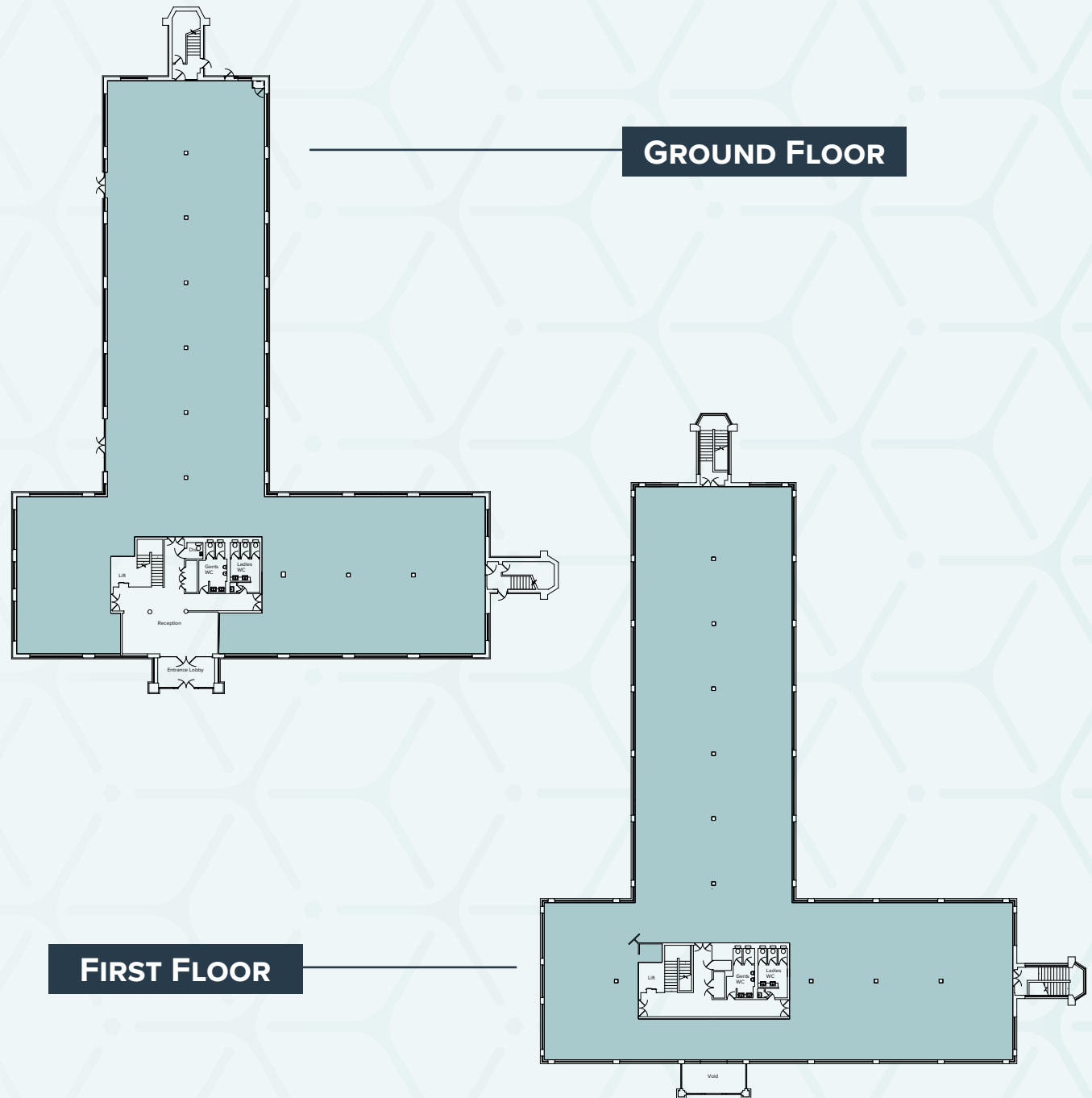
The Property is currently let in its entirety to Sanderson Design Group Brands Limited on the following terms:

Lease Start	25th March 2024
Term	6 months
Expiry	24th September 2024
Break	On or after 1st May 2024 at 1 months notice (tenant only)
Rent	£467,000 per annum
Security of Tenure	No

The tenant has exercised their break and will be vacating the Property 18th June 2024. The Property will then benefit from full vacant possession.

TENURE

The Property is held Freehold.





THE SITE

The site extends to 1.35 acres (0.55 hectares), with a low site coverage of 23%.

OCCUPATIONAL COMMENTARY

Uxbridge is poised to experience its best year in terms of take up since the start the COVID-19 Pandemic. Despite subdued years in 2023 and 2024, the delivery of new Grade A space has invigorated demand.

Q1 2024 has seen a recent flurry of activity at the ARC scheme on Uxbridge Business Park:

- Building 1 has secured two new lettings:
 - Pizza Express, taking the building as their new HQ, at £34 psf.
 - Jato Dynamics at £36 psf.
- There is 52,000 sq ft under offer in Building 1.
- The remaining 27,000 sq ft at Building 5 is under offer.

Should these complete, take up in Uxbridge for the YTD would exceed the 10-year average of 90,000 sq ft, and far exceeding the post pandemic lull seen in 2022 and 2023.

The sizeable corporate occupational requirements for Uxbridge and its surrounds, and signs of greater regional occupational demand, 2024 is expected to align with it pre-COVID-19 peak with annual take up figures of 170,000 sq ft and 110,000 sq ft in 2019 and 2020 respectively.



RECENT TRANSACTIONS

Date	Property	Town	Sq ft	Tenant	WAULT (years)	Sold Price	£psf
Q2 2024	Crest House	Chertsey	26,000	VP		£4,100,000	£158
Q2 2024	Compass Point	Staines-Upon-Thames	69,442	Wood	0.5	£8,000,000	£115
Q1 2024	1 Hook Road	Epsom	12,570	Bunzl UK Ltd	0.4	£2,700,000	£215
Q3 2023	Clarence House	St Albans	12,111	VP		£3,025,000	£250
Q2 2023	58 Church Street	Weybridge	9,939	VP		£2,550,000	£257
Q1 2023	Thames House	Maidenhead	35,677	VP		£6,436,000	£180



ALTERNATE USE POTENTIAL

Chalfont House offers an excellent opportunity to acquire a prominent site with strong residential redevelopment potential. The Property is situated in an ideal location for commuting to Central London, with frequent and direct rail services from both Denham and Uxbridge.

The Property has obtained Prior Approval under Permitted Development Rights in July 2021 to convert the existing building into 41 residential units (Planning Reference - PL/21/2386/PNO); this application has been re-submitted.

Belsize Architects carried out a proposed unit mix, ranging from studios to 2 beds. A breakdown of the unit mix is shown on the right.

There may be an opportunity to increase the massing or explore other alternative uses, subject to necessary planning consent.



INDUSTRIAL



HOTEL



CARE HOME



SCHOOL

PROPOSED UNIT MIX

Floor	Flat	Type	Sqm	Sqft
Ground	1	2B3P	62	667
Ground	2	2B3P	63	678
Ground	3	studio	39	420
Ground	4	studio	40	431
Ground	5	studio	39	420
Ground	6	studio	44	474
Ground	7	studio	39	420
Ground	8	studio	42	452
Ground	9	studio	41	441
Ground	10	studio	41	441
Ground	11	studio	41	441
Ground	12	studio	41	441
Ground	13	1B2P	52	560
Ground	14	studio	43	463
Ground	15	1B2P	51	549
Ground	16	1B2P	50	538
Ground	17	studio	42	452
Ground	18	studio	39	420
Ground	19	studio	41	441
Ground	20	studio	39	420
Ground	21	1B2P	53	570

Floor	Flat	Type	Sqm	Sqft
First	22	1B2P	50	538
First	23	studio	39	420
First	24	studio	40	431
First	25	studio	39	420
First	26	studio	44	474
First	27	studio	39	420
First	28	studio	42	452
First	29	studio	41	441
First	30	studio	41	441
First	31	studio	41	441
First	32	studio	41	441
First	33	1B2P	52	560
First	34	studio	45	484
First	35	1B2P	51	549
First	36	1B2P	50	538
First	37	studio	41	441
First	38	studio	39	420
First	39	studio	41	441
First	40	studio	41	441
First	41	studio	43	463
TOTAL			1802	19397





RESIDENTIAL MARKET

Connells Group have provided a high level market report of the UB9 postcode.

Connells Group is the UK's largest integrated property services group, with over 1,200 estate agencies across UK.

This enables Connells to access the most up to date data, real time insight and advanced analytics for their Local Market Reports.

Key Findings (UB9):



No recent new homes activity



Over the past 12 months across the entire market, sale prices have ranged from **£300 psf** to **£676 psf**.



£474 psf - Average second hand apartment sale price.



Apartments achieve (on average) **98.1%** of the price quoted.

VAT

The Property is elected for VAT. If this transaction does not constitute a Transfer of Going Concern (TOGC) then VAT will be payable.

DATA ROOM

Access to the data room is available upon request.

EPC

D (94)

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PROPERTY MISREPRESENTATION ACT

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