

136 -142

BRAMLEY ROAD

LONDON W10 6SR

**SIGNIFICANT FREEHOLD DEVELOPMENT OPPORTUNITY
NEAR LADBROKE GROVE WITHIN THE ROYAL BOROUGH
OF KENSINGTON AND CHELSEA**

OPPORTUNITY SUMMARY

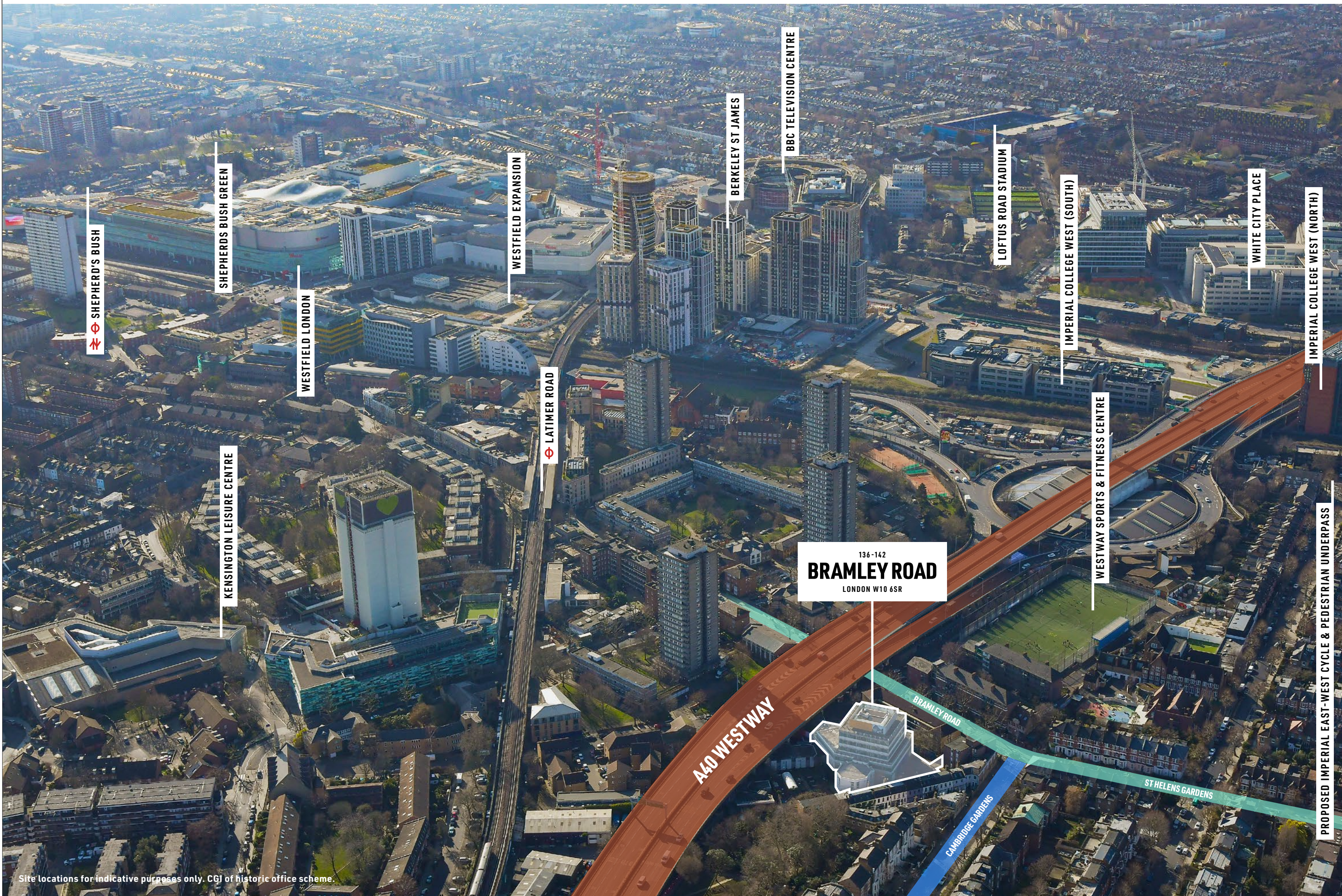
- 136-142 Bramley Road ('the Property') is a substantial underdeveloped island site of approximately 0.64 acres (0.25 hectares).
- Approximately 36,532 sq ft (3,394 sq m) GIA / 30,389 sq ft (2,823 sq m) NIA of existing vacant offices (Use Class E) with forecourt car parking.
- Located near Ladbroke Grove at the tip of Holland Park and Notting Hill, and directly east of White City's ongoing regeneration.
- Latimer Road Underground Station 300 metres south and Ladbroke Grove Underground Station 600 metres east.
- Positive Pre-Application feedback for a Student-led development, in addition to historic consent for landmark Office development, comprising 52,850 sq ft (4,910 sq m) NIA.
- Potential to convert or fully redevelop the Property to numerous alternative uses such as Commercial, Life Sciences, Student Accommodation, Co-Living, Education or Residential, subject to planning.
- Unrivalled branding and marketing potential overlooking the A40 Westway, used by approximately 94,000 vehicles daily*.
- Freehold with vacant possession.

Offers are invited preferably on an unconditional basis subject to contract and exclusive of VAT for the freehold interest in the Property. Guide price £18,000,000.

*Source: TfL



Outline for indicative purposes only.



SHEPHERD'S BUSH

SHEPHERDS BUSH GREEN

WESTFIELD LONDON

WESTFIELD EXPANSION

LATIMER ROAD

BERKELEY ST JAMES

BBC TELEVISION CENTRE

LOTUS ROAD STADIUM

IMPERIAL COLLEGE WEST (SOUTH)

WHITE CITY PLACE

IMPERIAL COLLEGE WEST (NORTH)

KENSINGTON LEISURE CENTRE

WESTWAY SPORTS & FITNESS CENTRE

136-142
BRAMLEY ROAD
LONDON W10 6SR

A40 WESTWAY

BRAMLEY ROAD

CAMBRIDGE GARDENS

ST HELENS GARDENS

PROPOSED IMPERIAL EAST-WEST CYCLE & PEDESTRIAN UNDERPASS

THE LOCATION

The Property is located near Ladbroke Grove area of the wider region of Notting Hill, west of Portobello Road and at the tip of Holland Park to the south.

The surrounding areas of Notting Hill, Holland Park and Kensington, are widely acknowledged as one of London's premier residential, retail and leisure destinations. Providing an eclectic mix of fashionable boutiques, restaurants and bars, the area has evolved significantly becoming a popular lifestyle choice for local residents' as well as attracting visitors from wider London and beyond.



THE WHITE CITY OPPORTUNITY AREA

White City is identified in the Mayor's London Plan as an Opportunity Area with potential for 7,000 new homes and 2,000 new jobs by 2040*. A focus on creative industries and innovation in bio-medical research is demonstrated by the growing Imperial College White City Campus and redeveloped BBC Television Centre and studios. Other notable local destinations include Westfield London, White City House (Soho House & Co) and the newly opened The Hoxton, Shepherds Bush.

Access to the White City Opportunity Area will become even more accessible once the planned "East West link underpass" is complete. The underpass forms part of the Imperial College masterplan, in conjunction with the surrounding stakeholders, and will improve links from Imperial's new campus to the Property and surrounding Notting Hill community. Stakeholder engagement is ongoing with a start date to be announced.

* Source: GLA.



CONNECTIVITY

The Property has excellent transport links with 5 London Underground and National Rail stations within approximately 1.5km (1 mile). Numerous bus routes serve Shepherd's Bush Green, Holland Park Avenue and Ladbroke Grove. The A40 Westway located just to the south is one of London's major arterial roads providing access to the south west and London Heathrow via the M25 to the west and the West End, King's Cross and The City to the east.



THE WESTWAY TRUST

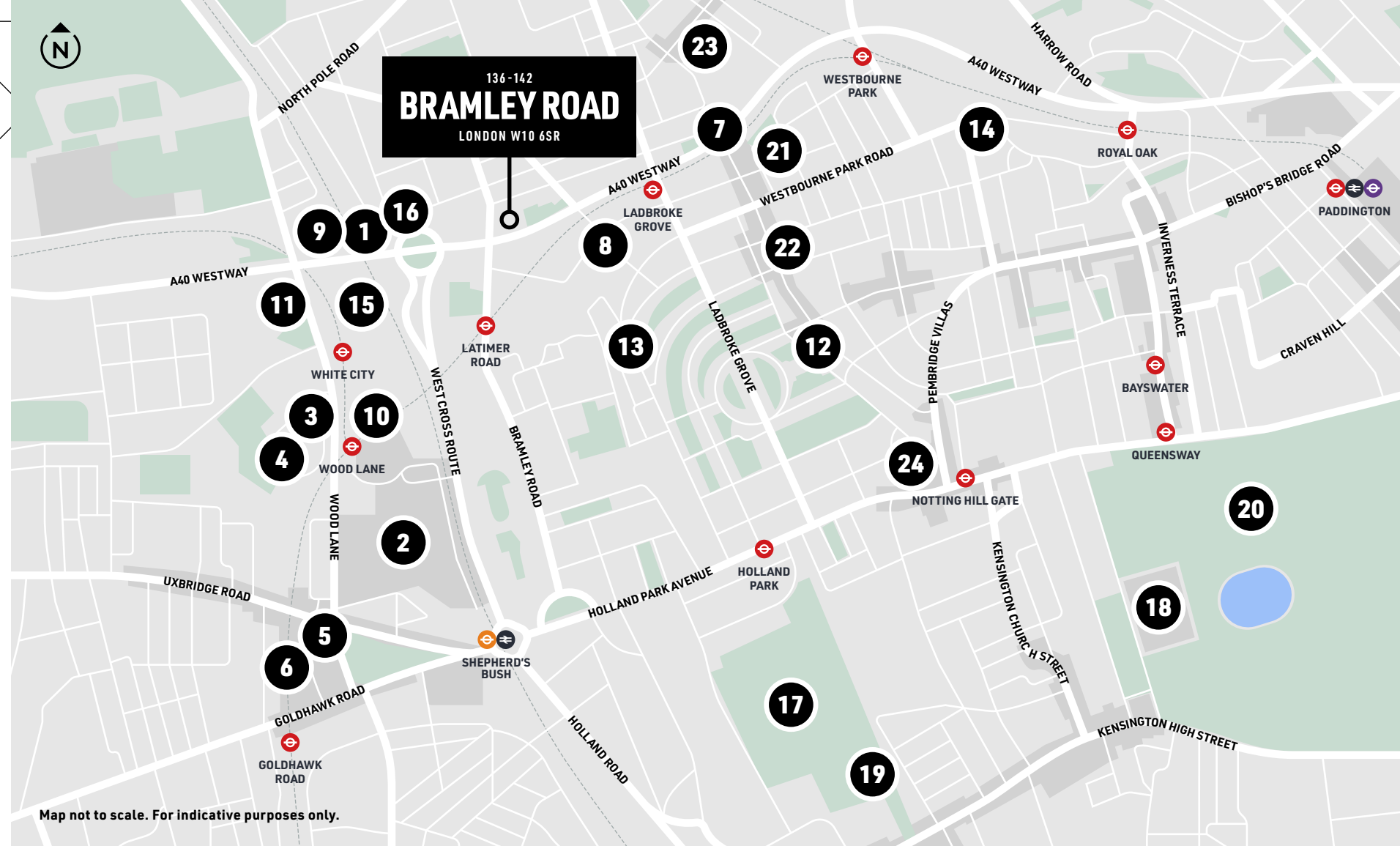
Committed to enhancing 23 acres (9 hectares) of space under the Westway flyover, the Westway Trust was established in partnership with the local authority to create an appealing environment to live, work and play.

Through careful curation and active management, the Trust strives to harness the creativity, heritage and cultural diversity of the area helping to maintain and improve the public realm to become a place that both residents and visitors can enjoy.

Further information can be found at: www.westway.org



Portobello Road



Map not to scale. For indicative purposes only.



AMENITY & OCCUPIERS

- | | |
|------------------------------|-------------------------------------|
| 1. East-West link underpass* | 13. Casa Cruz |
| 2. Westfield London | 14. The Cow |
| 3. White City House | 15. Scale Space White City |
| 4. BBC Television Centre | 16. Westway Sports & Fitness Centre |
| 5. The Hoxton | 17. Holland Park |
| 6. Shepherds Bush Market | 18. Kensington Palace |
| 7. Portobello Road Market | 19. The Design Museum |
| 8. Virgin Active Gym | 20. Kensington Gardens |
| 9. Imperial College | 21. The Pelican |
| 10. St James White City | 22. Electric Cinema |
| 11. White City Place | 23. Strakers |
| 12. Gold Notting Hill | 24. The Office Group |

*Proposed Imperial East-West cycle & pedestrian underpass

THE EXISTING PROPERTY

Located on the eastern side of Bramley Road and accessed by a private driveway, the existing building was built in 1972 around a reinforced, cast insitu concrete frame with waffle concrete floors and flat roof decks. The Property is currently in poor condition internally having been vacant since early 2016.

Comprising approximately 36,532 sq ft (3,394 sq m) GIA / 30,389 sq ft (2,823 sq m) NIA of offices (Use Class E), arranged over ground and four upper floors with associated plant areas and storage in the basement.

There are 2 x six-person passenger lifts, with separate male and female WC's and small kitchenettes located on each floor. Part of the ground floor has been converted to a staff canteen and kitchen.

Cycle racks are provided at the northern elevation along with five surface car parking spaces.

The Property benefits from a highly prominent hoarding on the roof which is highly visible from the A40 Westway. We understand this hoarding/signage can only be used in connection with a tenant or occupier of the Property.

In addition, a residential block comprising eight flats and four surface parking spaces is located in the north-west corner of the site. This has been "sold-off" on a long lease, circa 78 years remaining, to Catalyst Housing (now Peabody).

ACCOMMODATION SCHEDULE:

The existing property provides the following approximate gross and net internal floor areas:

Floor	Sq m (GIA)	Sq ft (GIA)	Sq m (NIA)	Sq ft (NIA)
Fourth	430	4,632	374	4,024
Third	430	4,632	374	4,024
Second	430	4,626	381	4,106
First	920	9,906	796	8,572
Ground	1034	11,134	889	9,567
Lower Ground	149	1,602	9	96
Total	3,394	36,532	2,823	30,389

Not to be relied upon.



Existing building



Existing building

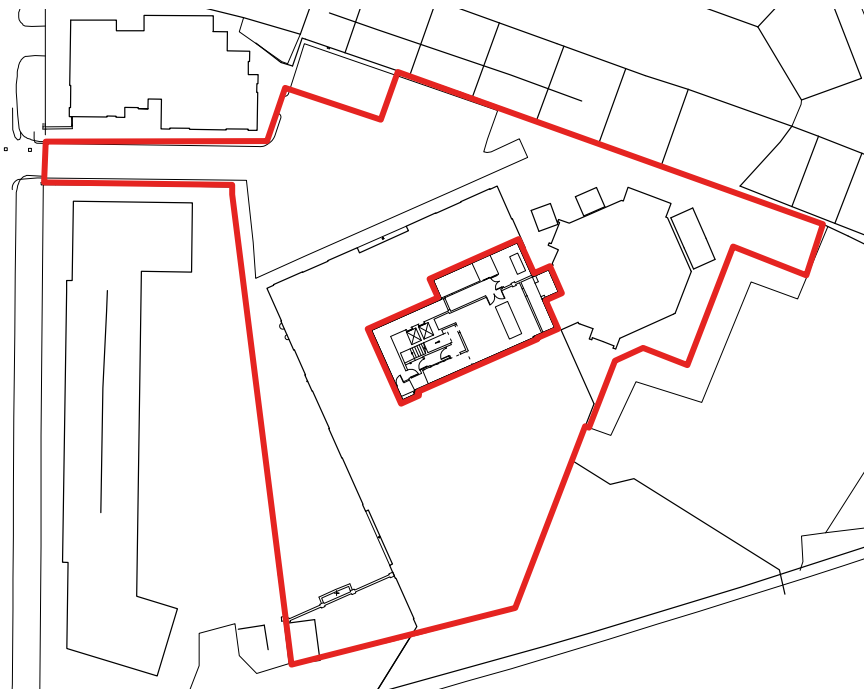


Existing building

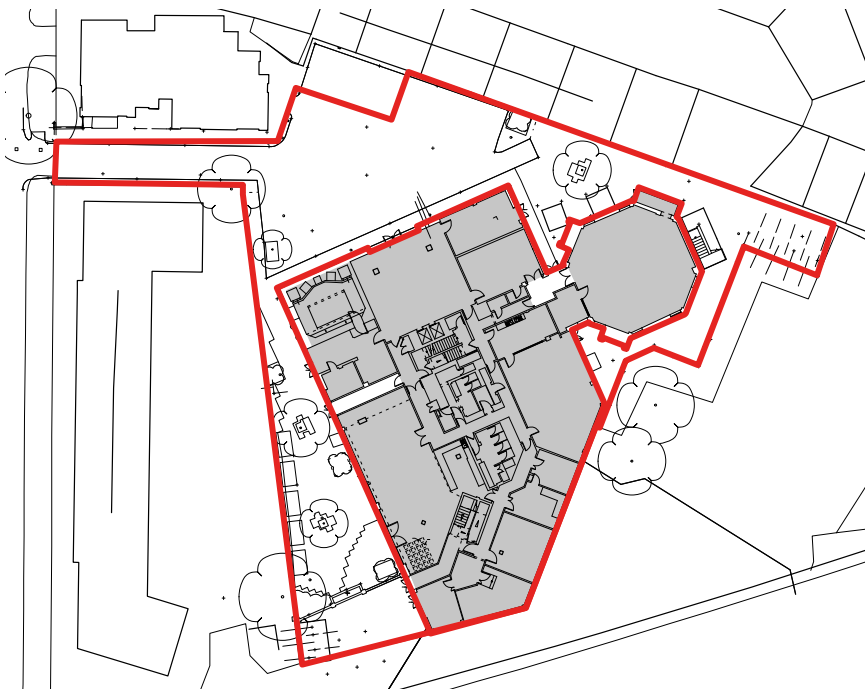
EXISTING FLOOR PLANS



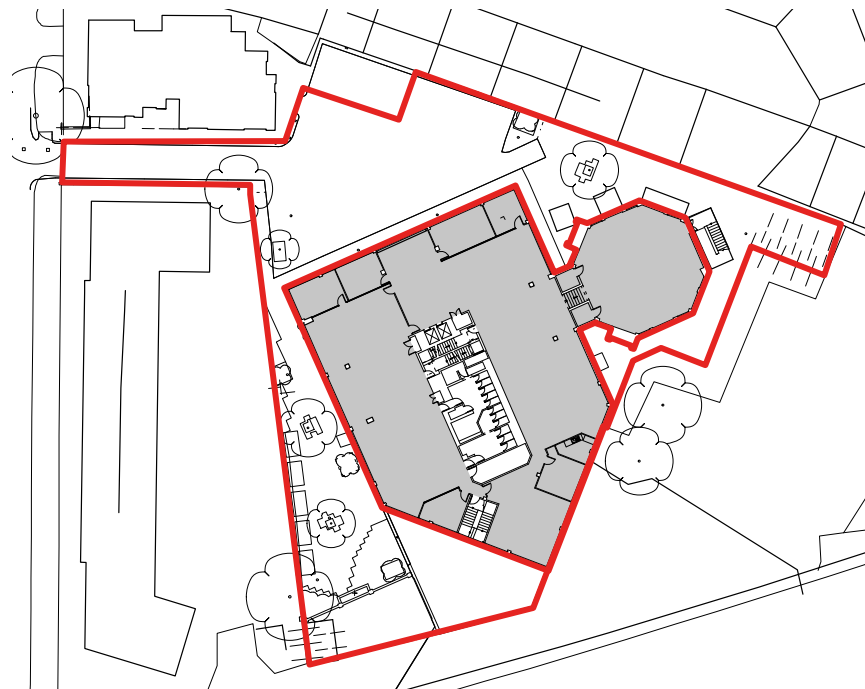
LOWER GROUND



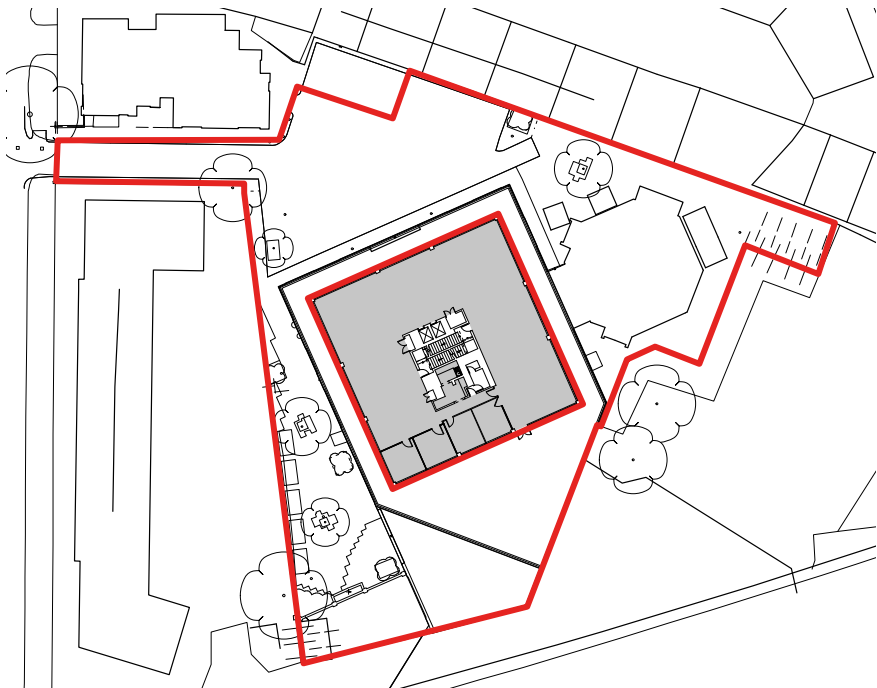
GROUND



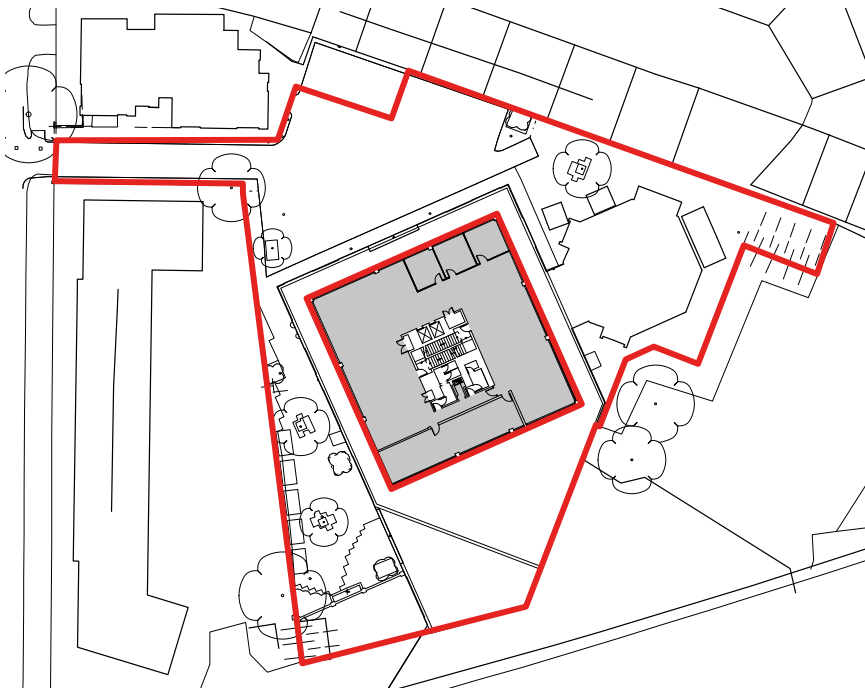
1ST FLOOR



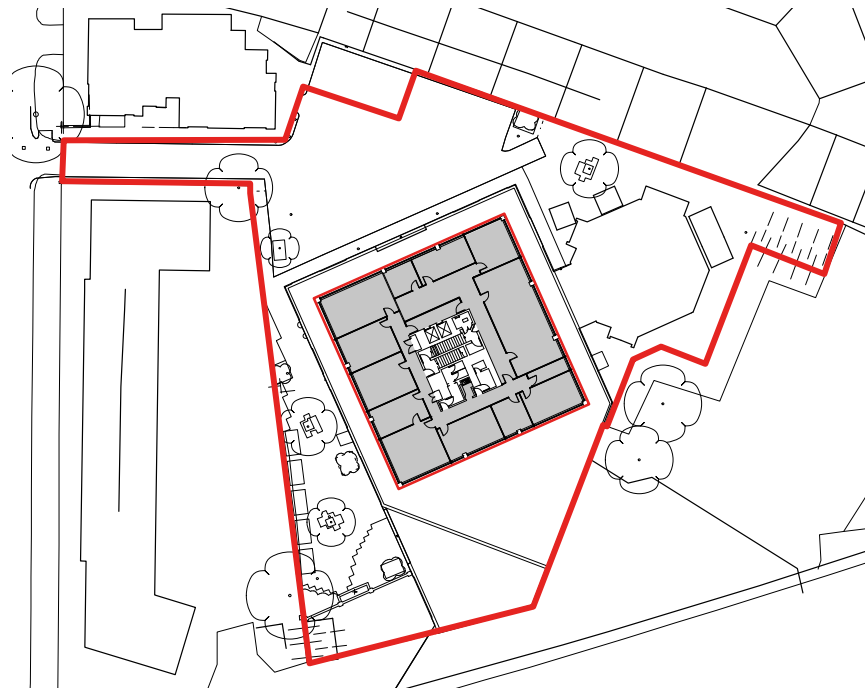
2ND FLOOR



1ST FLOOR



4TH FLOOR

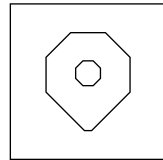


Not to scale. Not to be relied upon.

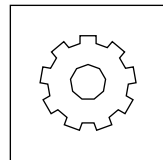
THE OPPORTUNITY

PLANNING CONTEXT

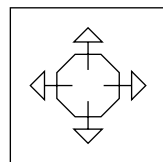
Located in the Royal Borough of Kensington & Chelsea within St Helen's ward. The Property does not lie within a designated conservation area, nor is it listed or identified as a building of architectural merit.



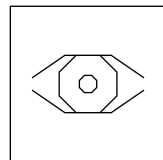
Large underdeveloped island site with exceptional connectivity



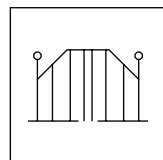
Optionality through the potential to reposition or redevelop, subject to the necessary consents



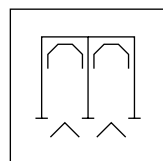
Potential alternative uses including other Commercial, Life Sciences, Student Accommodation, Co-Living, Education or Residential, subject to the necessary consents.



Consented, illuminated advertising hoarding with unrivaled marketing potential overlooking the A40 Westway.



Discreet securely gated private entrance.



Private courtyard surface parking spaces.



CGI OF POTENTIAL STUDENT SCHEME



CGI OF POTENTIAL STUDENT SCHEME

PLANNING HISTORY

STUDENT ACCOMMODATION

Formal Pre-Application feedback was sought from RBKC, to establish redevelopment of the site for Purpose Built Student Accommodation Use (PBSA).

Proposals submitted at Pre-Application and formal responses are within the dataroom, accompanied by a detailed timeline of meetings and topics of focus. In summary:

- The principal of the reduction of Office Use is supported.
- The site could be acceptable as PBSA.
- Discussion as to the bulk and massing of proposals are ongoing and require further consultation.

Proposals are required to be linked to a university provider (see Policy H15 in the London Plan)

COMMERCIAL

Planning permission was granted by the RBKC on 20 December 2016 (now lapsed) for a landmark office scheme designed by award winning architects Stiff + Trevillion.

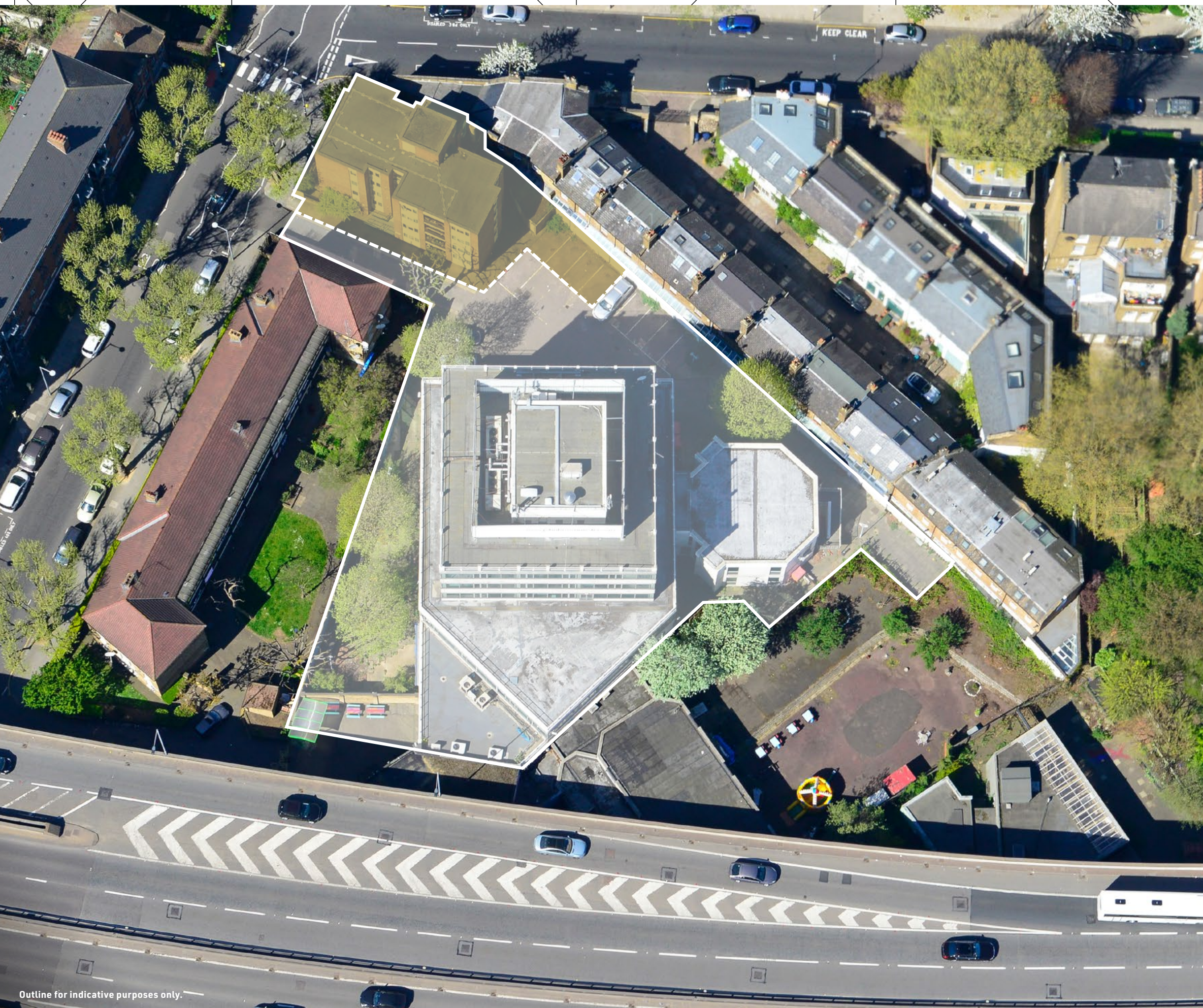
Reference PP/16/02675: "Demolition of existing buildings and structures and the development of a seven storey building for office use (Use Class B1 (a)) with plant at roof level; single storey structures for associated plant, refuse and cycle stores; and associated landscape and access works."

The historic consented scheme provided 52,850 sq ft (4,910 sq m) NIA of Grade A office accommodation over lower ground, ground, and six upper floors.



CGI OF HISTORIC OFFICE SCHEME

CGI OF HISTORIC OFFICE SCHEME



EPC

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TENURE

The Property is for sale freehold with vacant possession.

Freehold Title Number:

NGL550582

Long Leasehold block (shaded yellow):

NGL260857 (circa 78 years remaining)

SERVICES

It will be the responsibility of the purchaser to determine whether the current supplies are adequate for their proposed use of the Property following purchase.

VAT

The Property is elected for VAT.

GUARDIANS

The Property is currently occupied by live-in guardians. Agreement can be terminated with a minimum notice period of 28 days.

METHOD OF SALE

The Property will be sold by way of informal tender (unless sold prior).

PRICE

Offers are invited preferably on an unconditional basis subject to contract and exclusive of VAT for the freehold interest in the Property. **Guide price £18,000,000.**

VIEWINGS

The Property may be inspected strictly by appointment only through the vendor's sole selling agents, Savills.

AML

A successful bidder will be required to provide the usual information to satisfy the AML requirements when heads of terms are agreed.

DATA ROOM

Further information including planning, technical and legal documentation is available at:

<https://sites.savills.com/bramleyroad>

CONTACTS

DARREN ARNOLD

Director
Development Land
darnold@savills.com
+44 (0) 20 7409 9926
+44 (0) 7967 555521

JAMES DONGER

Associate Director
Development Land
jdonger@savills.com
+44 (0) 20 7016 3841
+44 (0) 7789 098087

LIZZIE BEAGLEY

Director
Operational Capital Markets
lizzie.beagley@savills.com
+44 (0) 20 7016 3863
+44 (0) 7807 999174

CHARLIE PASCOE

Associate
Commercial Development
charlie.pascoe@savills.com
+44 (0) 20 7535 2968
+44 (0) 7870 999141



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