

**AUCTION SALE SEPTEMBER 2024 – 3 STOREY LONG
LEASEHOLD OFFICE WITH 7 CAR PARKING SPACES**



1-6 Canute House,
Durham Wharf Drive, Brentford, TW8 8HP

1,138 – 5,946 SQ. FT.
(105.7 – 552.4 SQ. M)



Location

The properties comprise a 1980's constructed office development, fronting the Durham Wharf Drive, located off Commerce Road in Brentford backing onto the Holiday Inn Hotel.

Brentford is located approximately 8 miles west of Central London. As a location, it offers good road communications via the Great West Road (A4), South Circular Road (A205) and North Circular Road (A406) which provide easy access to the national motorway network (M4, M3, M25 and M40). Heathrow Airport is approximately 8 miles distance.

The nearby south side of High Street is being redeveloped by Ballymore to provide a new town centre, from which a number of bus routes to Chiswick, Ealing and Richmond. Brentford train station is within walking distance which provides a fast, regular service to Central London.

1	A4 / M4 Motorway (Junction 2)	0.5 miles
2	Central London	7.4 miles
3	Brentford Community Football Stadium	1.5 miles
4	Kew Bridge Station (British Mainline)	0.2 miles
5	Kew Bridge	0.6 miles
6	Kew Retail Park / National Archives	1.1 miles
7	Royal Botanical Gardens Kew	0.6 miles
8	Richmond Park	4.0 miles
9	Richmond Town Centre	2.7 miles
10	Brentford Town Centre	0.5 miles
11	Syon House & Hilton Hotel	0.2 miles
12	Canute House - Brentford	-
13	Twickenham Stadium	3.4 miles
14	Brentford Station (British Mainline)	1.1 miles
15	Syon Lane Station (British Mainline)	1.6 miles
16	A4 Great West Road, 'The Golden Mile'	0.5 miles
17	Osterley Station (Piccadilly Line)	3.6 miles
18	Heathrow Airport	9.1 miles
19	M25 - Heathrow	10.0 miles
20	Boston Manor Station (Piccadilly Line)	1.9 miles



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The Property

Canute House comprises a high-quality waterside development of primarily residential accommodation, with a Holiday Inn hotel, and other adjoining ground floor offices.

This property comprises ground, first and second floor self-contained L-shaped accommodation, enjoying fine views over the River Brent/ Grand Union Canal.

Units 1 and 2 are constructed over the ground floor with separate entrances however, have access to a shared communal entrance with WCs and lift, subsequently leading up to the first and second floor offices of 3-6 Canute House.

The property has 7 allocated car parking spaces which are found in the estate car park to the front of the property.

Internally, the offices have been fitted out to provide a mix of open plan space, meeting rooms, storage and server rooms, kitchen together with separate male and female WCs.

Accommodation

The approximate Net Internal Floor area is set out below:

Unit 1	Size (sq m)	Size (sq ft)
Ground Floor:	102.1 sq m	1,099 sq ft
Limited Use Area:	3.62 sq m	39 sq ft
TOTAL:	105.7 sq m	1,138 sq ft

Unit 2	Size (sq m)	Size (sq ft)
Ground Floor:	109.1 sq m	1,174 sq ft
Limited Use Area:	3.58 sq m	38 sq ft
TOTAL:	112.7 sq m	1,213 sq ft

Units 3 - 6	Size (sq m)	Size (sq ft)
First Floor:	166.1 sq m	1,788 sq ft
Second Floor:	167.9 sq m	1,807 sq ft
TOTAL:	333.4 sq m	3,595 sq ft



Amenities

- Suspended ceilings with a mixture of LED and CAT II lighting
- Air-conditioning via cassette units (not tested)
- Passenger lift serving ground, first and second floors
- 3 compartment underfloor trunking
- 7 allocated car parking spaces
- Riverside views
- Good communications & transport accessibility
- Separate male and female WCs

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Auction Sale

Guide Price: £895,000 (Eight Hundred and Ninety Five Thousand Pounds).

The property is to be entered into the Auction via BidX1 on 19th September 2024.

Link below to the Bidx1 Auction website with full legal pack available to download:

<https://bidx1.com/en/en-gb/auction/property/99300>

The property is available on the basis of existing 999 year long leasehold from 19th March 1999.

Business Rates

According to the Valuation Office Agency Website, the business rates assessments for the properties are currently split as follows:

Property / Description	Ratable Value 2023/2024	Approx. Rates Payable pa
Unit 1 – Ground Floor	£14,500	£7,424
Unit 2 – Ground Floor	£15,500	£7,936
Unit 3-6 – First & Second	£42,750	£21,888

Transitional adjustments may apply – all applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

EPC

Rating: C (67).

VAT

VAT is applicable in addition.



Legal Costs

Both parties to bear their own legal costs.

Viewing

Strictly through prior arrangement with joint sole agents Vokins and BidX1.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. August 2024.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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