



Please reply to:

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Date: 27 August 2026

Notice of meeting

Commercial Assets Sub-Committee

Date: Monday, 7 September 2026

Time: 1.30 pm

Place: Council Chamber, Knowle Green, Staines-upon-Thames TW18 1XB

To the members of the Commercial Assets Sub-Committee

Councillors:

L. E. Nichols
S.N. Beatty

R. Chandler
D. Saliagopoulos

H.R.D. Williams
Bunney

Substitute Members: Councillors T. Burrell, K. Howkins and M. Gibson

Councillors are reminded that the Gifts and Hospitality Declaration book will be available outside the meeting room for you to record any gifts or hospitality offered to you since the last Committee meeting.

Spelthorne Borough Council, Council Offices, Knowle Green

Staines-upon-Thames TW18 1XB

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Agenda

Page nos.

1. Apologies for absence & substitutions

To receive any apologies for non-attendance and details of Member substitutions.

2. Minutes

5 - 12

To confirm as a correct record the minutes of the meeting held on 10 August 2026.

3. Disclosure of Interest

To receive any disclosures of interest from members in accordance with the Members' Code of Conduct.

4. Questions from members of the Public

The Chair, or his nominee, to answer any questions raised by members of the public in accordance with Standing Order 40.

At the time of publication of this agenda no questions were received.

5. Urgent Actions

To consider any urgent actions that have arisen since last meeting.

6. Forward Plan

13 - 14

To note the Forward Plan for future Commercial Assets Sub-Committee business.

7. Exclusion of Public and Press (Exempt Business)

To move the exclusion of the Press/Public for the following items, in view of the likely disclosure of exempt information within the meaning of Part 1 of Schedule 12A to the Local Government Act 1972, as amended by the Local Government (Access to Information) Act 1985 and by the Local Government (Access to information) (Variation) Order 2006.

8. Commercial Portfolio Update

**Verbal
Report
15 - 50**

a) Disposal of Elmbrook House and 17 Station Road, Sunbury

The Committee is asked to consider the report that is going to the Corporate Policy and Resources Committee on 08 September 2026 for them to make a decision on the disposal of Elmbrook House and 17

Station Road, Sunbury.

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**Minutes of the Commercial Assets Sub-Committee
10 August 2026**

Present:

Councillor L. E. Nichols (Chair)

Councillors:

S.N. Beatty

H.R.D. Williams

Bunney

Substitutions: Councillors K. Howkins (In place of D. Saliagopoulos)

Apologies: Councillors R. Chandler

51/26 Apologies for absence & substitutions

Apologies were received from Councillors Chandler and Saliagopoulos. Councillor Howkins attended as substitute for Councillor Saliagopoulos.

52/26 Minutes

The minutes of the meeting held 13 July 2026 were agreed as a correct record.

53/26 Disclosure of Interest

Councillor Williams advised he was employed part-time at a unit in the Elmsleigh Centre.

Mark Bunney, Independent Member of the Sub-Committee, advised he was employed by Knight Frank Investment Management LLP, a wholly owned subsidiary of Knight Frank LLP, and would not provide an opinion or view on matters where Knight Frank had provided valuation.

54/26 Questions from members of the Public

There were none.

55/26 Forward Plan

The Chair requested this item be moved to the end of the agenda.

The Chair acknowledged concerns raised by Sub-Committee members regarding the presentation of reports on asset disposals. The Monitoring Officer explained the remit of the Sub-Committee and the Terms of Reference against the Asset Rationalisation Programme. The Sub-Committee expressed a desire to have scrutiny over the asset disposals before they were presented to Corporate Policy and Resources Committee for recommendation to Council. The Chair invited views from the Sub-Committee and officers as to how this could be incorporated into future meetings.

The Chair acknowledged the report on the next property disposal would be available to members at the time of the next meeting and requested a discussion item be added to the next meeting agenda. The Chair would liaise with officers over how to progress an avenue for the Sub-Committee to appropriately discuss property disposals ahead of recommendations by the parent committee.

The Sub-Committee **resolved** to note the forward plan.

56/26 Investment Assets Business Plans

The Sub-Committee received the Business Plans for 2026/27 for properties in the Council's investment portfolio: Thames Tower, Porter Building, Charter Building, 12 Hammersmith Grove, World Business Centre 4, Elmsleigh Shopping Centre, Elmbrook House, Communications House, Summit Centre, and BP Main and Southwest Corner. The plans were prepared annually and covered a six-year period. The Principal Asset Manager acknowledged a number of the assets were currently being marketed, but the business plans were part of usual asset management.

The Sub-Committee noted that the figures set out in the Business Plans would be reflected in future sales documents, and explored how capital financing requirements were treated for the properties individually.

The Sub-Committee **resolved** to note the Business Plans for 2026/27 for the investment portfolio.

57/26 Exclusion of Public and Press (Exempt Business)

It was proposed by Councillor Beatty and seconded by Councillor Nichols to exclude the public and press for the discussion of the following items.

A recorded vote was requested by Councillor Howkins and the results were as follows:

For (2):	S Beatty, L Nichols
Against (1):	K Howkins
Abstain (1):	H Williams

The Sub-Committee **resolved** to exclude the public and press for the following agenda items, in accordance with paragraph 3 of part 1 of Schedule 12A of the Local Government 1972 (as amended) because it was likely to disclose information relating to the financial or business affairs of any particular person (including the authority holding that information) and in all circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information because the disclosure to the public would prejudice the financial position of the authority in being able to undertake even handed negotiations and finalising acceptable contract terms.

58/26 Commercial Portfolio Update

The Sub-Committee received updates on the progress with asset rationalisation as well as rent collection, arrears and voids within the Commercial Portfolio.

The Sub-Committee **resolved** to note the updates.

59/26 Urgent Actions

The Sub-Committee received an urgent action.

The Sub-Committee **resolved** to note the urgent action.

Meeting adjourned 15:42

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Spelthorne Borough Council Services Committees Forward Plan

This Forward Plan sets out the decisions which the Service Committees expect to take over the forthcoming months, and identifies those which are **Key Decisions**.

Please direct any enquiries about this Plan to CommitteeServices@spelthorne.gov.uk.

Spelthorne Borough Council

Commercial Assets Sub-Committee Forward Plan

Anticipated earliest (or next) date of decision and decision maker	Matter for consideration	Key or non-Key Decision	Decision to be taken in Public or Private	Lead Officer
Commercial Assets Sub-Committee 05 10 2026 Corporate Policy and Resources Committee 12 10 2026 Council 22 10 2026	Annual Commercial Property Report	Non-Key Decision	Private	Katherine McIlroy, Asset Manager



Committee Report Checklist

Please submit the completed checklists with your report. If final draft report does not include all the information/sign offs required, your item will be delayed until the next meeting cycle.

Stage 1

Report checklist – responsibility of report owner

ITEM	Yes / No	Date
Councillor engagement / input from Chair prior to briefing	Yes	CASC 10/8 & 26/8
Commissioner engagement (if report focused on issues of concern to Commissioners such as Finance, Assets etc)	Yes	11/08
Relevant Group Head review	N/A	
MAT+ review (to have been circulated at least 5 working days before Stage 2)	Yes	11/08
This item is on the Forward Plan for the relevant committee		
	Reviewed by	
Finance comments (circulate to Finance)		
Risk comments (circulate to Lee O'Neil)	LO	13/08/26
Legal comments (circulate to Legal team)	JC	10/08/26
HR comments (if applicable)	N/A	

For reports with material financial or legal implications the author should engage with the respective teams at the outset and receive input to their reports prior to asking for MO or s151 comments.

Do not forward to stage 2 unless all the above have been completed.

Stage 2

Report checklist – responsibility of report owner

ITEM	Completed by	Date
Monitoring Officer commentary – at least 5 working days before MAT	L Heron	11/08/26
S151 Officer commentary – at least 5 working days before MAT	T.Collier	11/08/26
Commissioner engagement - Comments made within the report	Yes	w/C 17/8/26

Confirm final report cleared by MAT	Delete as applicable:	
		Comments in S. 7

Corporate Policy & Resources Committee

Tuesday 8th September 2026

Title	Disposal of Elmbrook House and 17 Station Road, Sunbury
Purpose of the report	To make a decision and a recommendation to Council
Report Author	Coralie Holman – Group Head Assets
Ward(s) Affected	All Wards
Exempt	Report and Appendix 1 – No Appendices 2-6 (inclusive) - Yes
Exemption Reason	Appendices 2-6 (inclusive) contain exempt information within the meaning of Part 1 of Schedule 12A to the Local Government Act 1972, as amended by the Local Government (Access to Information) Act 1985 and by the Local Government (Access to Information) (Variation) Order 2006 Paragraph 3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information) and in all circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information because, disclosure to the public would prejudice the financial position of the authority in any contract or other type of negotiation with a prospective purchaser who could then know the position of the Council.
Corporate Priority	Resilience
Recommendations	Committee is asked to: 1) Consider the proposed disposal terms as set out in this report (summarised in Appendix 4); and 2) Recommend that the Council: 2.1 Approve the disposal terms set out in this report 2.2 Delegate authority to the Chief Finance Officer and Group Head of Assets, in consultation with Chair and Vice Chair of Corporate Policy and Resources Committee to agree minor variations to the Heads of Terms and adjustments to the sale price; and 2.3 Delegate authority to Group Head of Corporate Governance to enter into a transfer to complete the disposal and any ancillary legal documentation required in relation to the proposed disposal.

Reason for Recommendation	Agreement to the recommendations in this report will enable the approved Asset Rationalisation plan to be progressed towards achieving the agreed level of sales receipts by 31 st March 2027.
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1. Executive summary of the report

What is the situation	Why we want to do something
The Council approved an asset rationalisation programme in December 2025.	The recommendation in this report implements relevant work required to further asset rationalisation
This is what we want to do about it	These are the next steps
To progress the disposal of Elmbrook House and generate a capital receipt	Enter into a contract to sell Elmbrook House

2. Key issues

Background

- 2.1 Following the Council's decision in December 2025 to implement a commercial asset rationalisation plan, Knight Frank, a leading real estate agency, were appointed following a procurement exercise, to advise the Council on its asset rationalisation proposals and undertake the marketing of selected assets for disposal.
- 2.2 Knight Frank undertook a comprehensive review of all the Council's commercial assets and provided advice centred around a phased disposal programme to ensure best consideration (which is the requirement under s.123 of the Local Government Act 1972) would be achieved for each disposal. Consideration was given to the property specifics of each asset in terms of tenant profiles, security of income, forthcoming lease expiries and the level of vacant space within a building. These criteria were used and considered against the property market conditions and current investor preferences and risk which in turn identified suitable assets for inclusion in the phase 1 disposals. As anticipated, phase 1 disposals have been marketed during the first half of the financial year 2026/27.

Asset Performance

- 2.3 Elmbrook House and 17 Station Road, Sunbury were acquired in December 2016 and March 2018 respectively as part of the Council's commercial property assets acquisition programme, which intended to realise additional income for the Council to fund discretionary front-line services.
- 2.4 Both properties have now been identified as underperforming assets. In the financial year to 31 March 2026, they negatively contributed to the revenue budget with the property income insufficient to cover the operating and financing costs. This asset has seen a significant fall in value since acquisition in 2016 and 2018 (see confidential Appendix 5).

- 2.4 Elmbrook House remained vacant for a significant period, and it has been anticipated for several years the longer-term use for the site would be some form of residential conversion. Whilst most of the building is now let, this is on short term flexible leases on lower end rents with mid lease term break options included within the lease. The challenges of securing tenants previously and current reduced office take up more widely in the geographic area all point to there being no realistic prospects of the asset's value returning to its purchase price as an office investment.

Marketing

- 2.5 Open marketing of this asset took place together with organisations being 'targeted' who were known to be seeking similar asset types in terms of use, location, financial return and risk. A marketing brochure has been prepared and was circulated to interested parties; this is included in Appendix 1; this was circulated widely to all known parties who may be interested in the property. Knight Frank's report in Appendix 6, details further information on the level of enquires and viewings.
- 2.6 The disposal approach for this asset was framed slightly differently than the previous Spelthorne owned, office asset marketing campaigns, on the basis it was likely the purchaser would be a residential developer either looking to convert the existing buildings to residential or redevelop the whole site to provide new residential facilities.
- 2.7 Interested parties were given access to a virtual data room, which contained all relevant information about the asset and were able to undertake a visit to the asset. Based on this information and visits, following a marketing period, Knight Frank set a deadline for offers to be received from interested parties.

Bids received

- 2.9 There was strong positive interest in the asset, 2 rounds of bidding were undertaken, with the 2nd stage being best and final offers, resulting in 4 competitive offers, in and around the target disposal price (noted in Appendix 4). All bids have been carefully assessed, and a preferred bidder has been selected for approval by the Council. Draft Heads of Terms accompany this report in the confidential Appendix 2 of this report, together with the schedule of bids received in Appendix 3.

Bidder no. 1 has been selected as the preferred bidder based on:

- the highest bid,
 - a proven track record,
 - an unconditional offer and
 - being able to agree realistic timescales for exchange and completion,
 - having existing funds to complete the purchase i.e. not requiring third party financing.
- 2.10 A summary of the key details of the offer can be found in the confidential Appendix 4 of this report, to provide clarity on the price and terms of the disposal to assist the elected members. Knight Frank's recommendation re this disposal is included within Appendix 6.

Office Real Estate

- 2.11 The marketing focus of Elmbrook House was targeted to residential developers as this was considered the approach to achieve the highest sale price. This approach however did not prevent any interested office purchasers from making an offer, but as can be seen from Appendix 3, all offers received were from residential developers
- 2.12 The office investment market has experienced a significant decline since the assets were purchased in 2016 and 2018. There has been a reduction in asset sales and a huge drop in office asset values not just within the locality of this asset, but nationally due to structural shift in how people work, with many people now working on a hybrid basis with less emphasis on the requirement for 5 day a week office working, lowering demand for office space.
- 2.13 In addition, a rise in inflation and higher interest costs are impacting property returns and capital values. Sector data indicates that the overall share of the office sector as part of commercial property investment has fallen by 39% since 2019.
- 2.14 There remains a lot of uncertainty in how the office sector will perform over the next 12 months. Whilst there remains some optimism the key regional cities i.e. Central London will continue to see some improvement, any recovery will take time to filter into the regional areas. This, together with the reducing unexpired term of the occupational lease, is likely to negatively affect the asset's attractiveness in the market and the Council will continue to feel the impact of financing costs that exceed income levels.
- 2.15 The uncertainty within the office sector and demand from office occupiers for strong office locations, Category Grade A space has resulted in many secondary office locations like Station Road in Sunbury experiencing a huge decline in office take up, with buildings remaining unlet for a long period of time. Owners have therefore looked for alternative uses to convert offices to. Whilst conversion can be expensive, it can provide an economically viable solution and conversion of former offices to residential uses is now a common practice.
- 2.16 The calculation of the bid for the disposal of this asset will have been based on different valuation methodology than the valuations the Council undertakes for its year end valuations. The Council's value at 31st March 2026, was based on an office investment and income, whereas the bid will be based on a residential residual method of valuation. A residual method of valuation considers what a piece of land or a run-down building is worth by taking its final finished value, subtracting all the conversion costs plus the developer's profit.
- 2.17 The disposal will reduce this Council's exposure to commercial property risk. and future vacant premises costs.

3 Options appraisal and proposal

3.1 Option 1 – Agree the offer in principle and recommend the asset's disposal to Council for approval (recommended)

The marketing of an asset is the best way to determine its realisable value, therefore based on the circumstances set out above, the disposal price is expected to be the highest price the Council will achieve for the asset. This is supported by the recommendation from Knight Frank.

The sale will save the Council substantial revenue budget costs in 2026/27 (and MRP financing costs from 2027/28) which is currently having a negative impact on the Council's financial position.

3.2 Option 2 – Decline the offer and continue to market the property

Further marketing is not expected to achieve a higher sale price, due to the level of bids already received. There is no evidence to support a higher sale price if we continue to market for a longer period or broaden the marketing to any interest party. This option is not recommended.

4 Risk implications

4.1 The Council's appointed advisers, Knight Frank and Clyde & Co, will undertake the mandatory money laundering checks on the company and any person of significant control within the company. The buyer has been professionally advised and has a UK based solicitor. We have no concerns over the intention or commitment of the buyer, however, until contracts are exchanged, as with any disposal the legal process proceeds at risk of going abortive. To mitigate this risk the sale process will be monitored by the Asset Management Team and Knight Frank.

4.2 The sale is subject to the legal due diligence process, a satisfactory report on title and an agreed contract. The Council's external legal advisers Clyde & Co will draft the sale contract and ensure all legal compliance. It is possible that an issue of concern to the purchaser is raised during the legal process which may result in the purchaser reducing their offer or withdrawing completely.

5 Financial implications

5.1 Disposing of the asset for the sale price will generate a capital receipt in 2026/27. This will be used to reduce the Council's Capital Financing Requirement (CFR) and thus reduce the MRP charge to council tax in 2027/28 and beyond, by applying the receipt to the assets with the shortest remaining residual CFR. This is in line with the Statutory Direction to reduce debt. It will also avoid the future decline in the value of the asset and the ongoing annual loss.

5.2 Financial analysis, relating to the terms of the disposal, can be found in confidential Appendix 5 of this report.

5.3 Not disposing of this asset in 2026/27 would have significant financial implications for the new West Surrey Council in terms of not reducing its

Minimum Revenue Provision (MRP) in line with the current Medium-Term Financial Strategy (MTFS) projections and thereby increasing revenue budget costs because of higher financing costs.

6 Legal comments

- 6.1 Further to sections 120-123 of the Local Government Act 1972, the Council has the powers to acquire and dispose land and property subject to complying with the certain statutory requirements, one of which is securing the best consideration that can reasonably be obtained. To satisfy the best consideration requirement, an independent valuation and advice are strongly advisable.
- 6.2 Any disposal will be subject to the terms of the contract, transfer and any other necessary legal documentation. The Council's in-house Legal Services will support the sale with external legal advice.
- 6.3 Failure to obtain best consideration from the proposed disposal may expose the Council to risk of legal challenge by way of a judicial review which will result in substantial legal costs and reputational damage.
- 6.4 In accordance with part 3(b) of the Constitution decisions on freehold disposal of investment assets are within the remit of Corporate Policy and Resources Committee. In view of the wider budgetary implications and the impact of each capital receipt on the Council's Treasury Management Strategy, this disposal is referred to Council for final approval.

Corporate Implications

7 Commissioners' comments

- 7.1 Commissioners strongly support the recommendations of this report, as they
 - align with the directions issued to the Council by the Secretary of State on 8 May 2025;
 - align with the principle of asset rationalisation agreed by Council on 17 November 2025;
 - enable the council to deliver on the 26/27 budget and reduce the risk of a need to make further savings during the current financial year; and
 - support the delivery of the MTFS over subsequent years and the sustainability of West Surrey Council and therefore reduce the risk to West Surrey residents of future cuts to services

8. S151 Officer comments

- 8.1 The Section 151 Officer confirms that all relevant financial implications have been identified and evaluated. The S151 Officer strongly supports the recommendation for disposal at the proposed price, as this is consistent with the approved decision of the Council in December 2025 to undertake an investment asset rationalisation programme in compliance with the statutory Best Value Direction and is consistent with improving the Medium-Term financial

sustainability of Spelthorne/West Surrey Councils, both by bringing to an end the ongoing net holding cost of the asset and by reducing future MRP.

9. Monitoring Officer comments

- 9.1 The Monitoring Officer has been consulted on this report and confirms that subject to the matters set out in the report, and provided that all applicable statutory requirements (including Best Value Directions of May 2025) have been addressed and proper process is followed, the proposal can be considered legally compliant.

10. Procurement comments

- 10.1 There are no procurement implications arising directly from the recommendations in this report.

11 Equality and Diversity

- 11.1 There are no direct equality and diversity issues arising from a property disposal as the sale doesn't impact the current operation of or occupiers of the asset. The marketing, viewing and bidding process was undertaken ensuring there was no discrimination against prospective buyers.

12. Sustainability/Climate Change Implications

- 12.1 Elmbrook House has a valid EPC rating of B and 17 Station Road a D rating, both comply with The Energy Performance of Buildings (England and Wales) Regulations 2012.

13. LGR / other considerations

- 13.1 Not disposing of this asset in 2026/27 would have significant financial implications for the new West Surrey Council in terms of not reducing its MRP in line with the current MTFS projections and thereby increasing revenue budget costs because of higher financing costs. In turn this will mean the reserves Spelthorne will be passing across to West Surrey will be used up more rapidly. This would prejudice the financial resilience of West Surrey Council and would have a significant impact on West Surrey's budget setting. Consequently, this is very likely to adversely affect their ability to continue to maintain services currently provided by Spelthorne Borough Council.
- 13.2 This property is anticipated to provide a negative contribution to the Council's/West Surrey Council's revenue budget over the next six years, if it is not disposed of.

14. Timetable for implementation

- 14.1 Following consideration by this Committee, this proposed disposal will be presented to Council on 17th September 2026 for final decision.

15. Contact

15.1 Coralie Holman Group Head Assets c.holman@spelthorne.gov.uk

Appendix 1 – Marketing Brochure - Public

Appendix 2 – Heads of Terms – Exempt

Appendix 3 – Schedule of Bids received - Exempt

Appendix 4 – Summary of information to support recommendation - Exempt

Appendix 5 – Summary financial information – Exempt

Appendix 6 – Knight Frank Disposal Recommendation - Exempt

18-19 Station Road (Elmbrook House) & 17 Station Road, Sunbury-on-Thames, TW16

Two existing Class E buildings with residential development potential.



Queen Mary Reservoir

Ashford Manor
Golf Club

Windsor

BP Campus

Bedfont Lakes
Country Park

Sunbury Manor
School Grounds

Sunbury Cross
Shopping Centre

Heathrow Airport

M3

M3
J1

A316

18-19 Station Road (Elmbrook House)
& 17 Station Road

 Sunbury

A308

The opportunity.

18-19 Station Road (Elmbrook House) & 17 Station Road, Sunbury-on-Thames, TW16 6SU

Knight Frank are delighted to seek unconditional offers for Elmbrook House and 17 Station Road, two income producing Class E buildings with residential development potential

- Freehold value-add opportunity
- Excellent transport links, being located directly next to Sunbury Station - 30 minutes into South-West London and 45 minutes into Central London
- Prominent Sunbury-on-Thames location benefitting from a diverse and evolving amenity offering
- Elmbrook House is multi-let to three tenants with an achievable break date of July 2027 (details on page 6). 17 Station Road is let out with a fixed uplift to £19,000 per annum in September 2026
- Existing office accommodation - Elmbrook House comprises circa 16,113 sq ft (1,497 sq m) NIA and 17 Station Road comprises circa 1,001 sq ft (93 sq m) NIA
- Elmbrook House has 82 parking spaces and 17 Station Road has 4 parking spaces
- The properties sit under titles - SY600970 (Elmbrook House) and SY699175 (17 Station Road)
- Offers a good investment opportunity with significant development potential
- A high level feasibility study has been produced by Formation Architects demonstrating the sub division of Elmbrook House into 27 residential units and 17 Station Road into 1 house



Admiral Hawke Pub



Sunbury Park



Cedars Recreation Ground



Little Italy Café

Location

Sunbury-on-Thames is an established and highly regarded riverside town, combining the character and quality of Surrey living with excellent access to London and the wider South East. Positioned along a scenic stretch of the River Thames, Sunbury offers a rare blend of connectivity, green space and a strong local community, making it an increasingly popular choice for families, professionals and downsizers alike.

Nearby parks and green spaces, including Kempton Park and the Thames Path, provide opportunities for walking, cycling and outdoor recreation, contributing to a strong sense of wellbeing and lifestyle appeal. Despite its suburban setting, Sunbury retains a village-like character supported by historic buildings, local pubs and independent amenities.

The town is home to a number of well-regarded cafés, coffee shops and casual eateries, alongside popular traditional and riverside pubs such as The Magpie and The Phoenix, and a choice of restaurants offering British, Indian and

international cuisine. Everyday needs are well served by local shopping parades, convenience stores, pharmacies and supermarkets, with more extensive retail and leisure provision available nearby in Staines-upon-Thames, Walton-on-Thames and Kingston. Sunbury also benefits from a notably strong sporting and leisure offer, including local cricket, football and rugby clubs, gym and fitness facilities. Kempton Park Racecourse, hosts major sporting events and hospitality throughout the year.

Transport

The Site benefits from a Public Transport Accessibility Level (PTAL) of 4, reflecting convenient walking access to Sunbury rail station and regular bus services connecting into the surrounding area and Greater London.

The site's multi-modal accessibility underpins Sunbury's attractiveness for residential-led development.



Road Access

Sunbury-on-Thames is well positioned for road travel, with direct access to the A316, connecting to the M3 and onward to the M25.

Central London

Approximately 35–45 minutes by car (off-peak)

M25 (Junction 11/12)

Approximately 10–15 minutes

M3

Approximately 5 minutes



National Rail

Sunbury Station provides direct services to London Waterloo via the Shepperton Line. Journeys are 30 minutes into South West London and 45 Minutes into London Waterloo.



London Bus

Numerous bus routes operate nearby the site, every 5–10 minutes.



Airports

Heathrow Airport

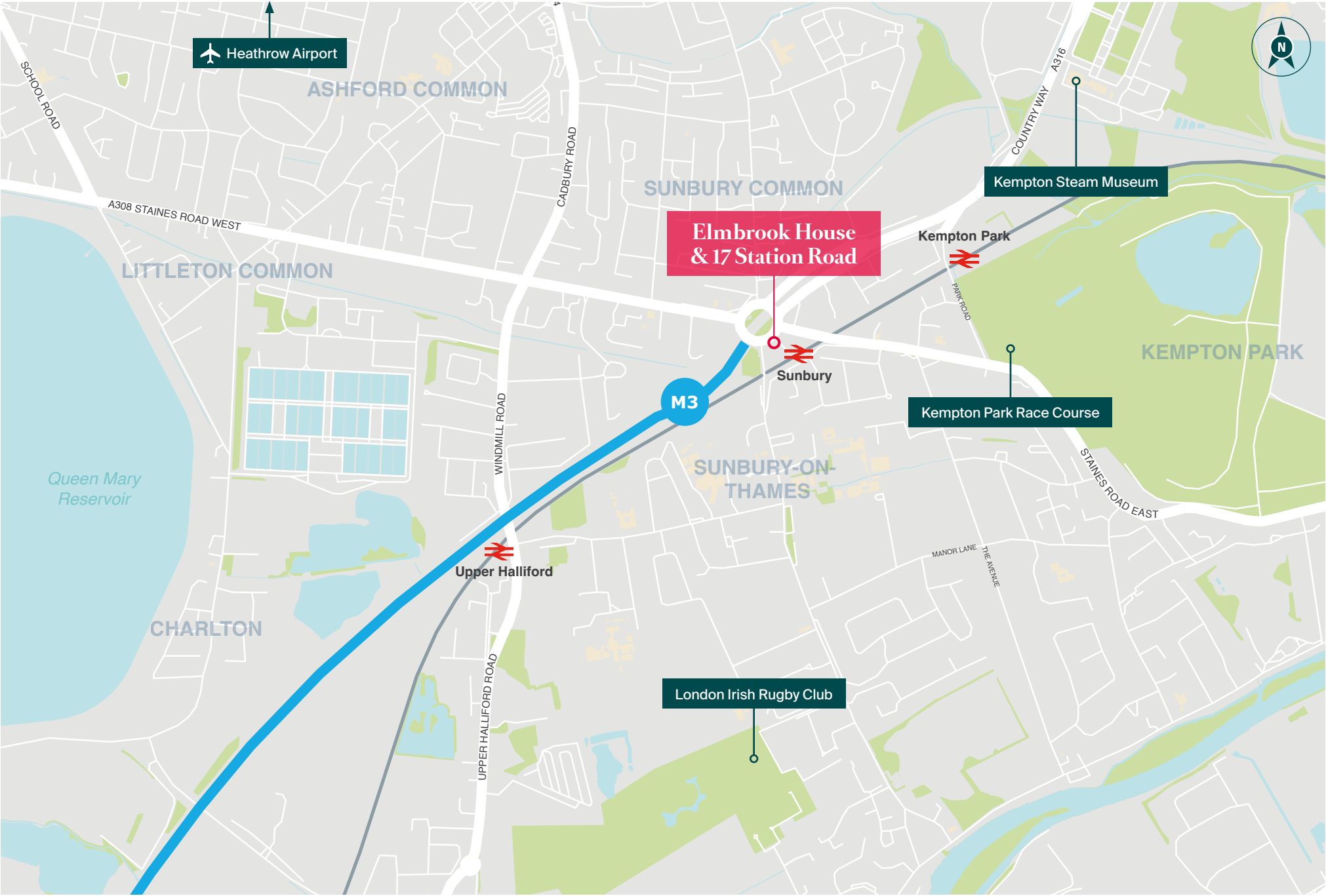
Approximately 9 miles (20 minutes) by car

London City Airport

Approximately 30 miles (55 minutes) by car

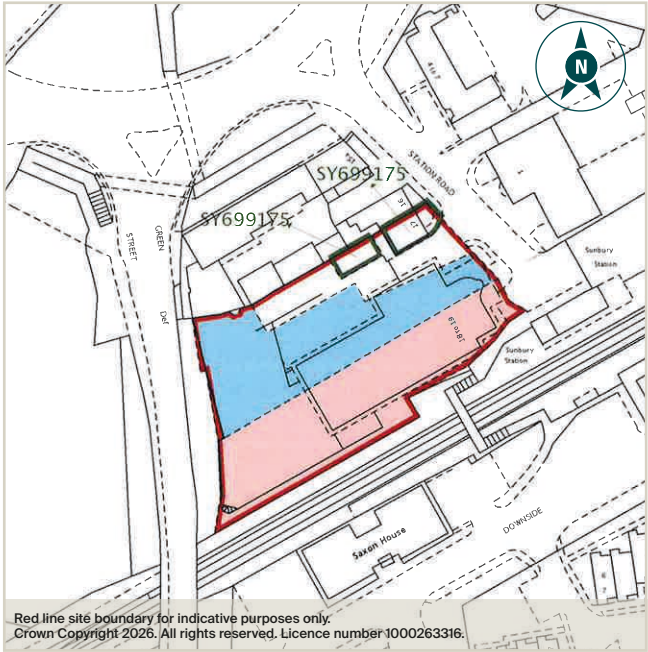
Gatwick Airport

Approximately 40 miles (50 minutes) by car via the M25



Description

The total acreage for both titles extends to 0.654 acres (0.265 hectares) and both properties existing use is office (Class E). There are currently 3 tenants occupying Elmbrook House, a total of 15,695 sq ft GIA and there is 2,600 sq ft GIA of vacant space following the lease surrender of the previous tenant. 17 Station Road is occupied and measures 859 sq ft GIA. 17 Station Road has two-storeys and Elmbrook House has three-storeys.



Existing accommodation and tenancy schedule

Property	Unit name	Tenant	Lease status	Lease years	Term start date	Term end date	Next review	Break date	Outside 1954 Act	Floor area sq ft NIA	Passing rent	Rent pa/psf
Elmbrook House	Part ground floor north	Vacant	Surrendered	-	-	-	-	-	No	2,600	-	-
Elmbrook House	Part ground floor south	AME Holdings Ltd	Current	5	26/07/2024	25/07/2029	-	26/07/2027	Yes	3,062	£30,620	£10.00
Elmbrook House	First floor	Ferrari Express Limited	Current	5	21/12/2023	20/12/2028	-	20/12/2026	Yes	5,843	£160,166	£27.41
Elmbrook House	Second floor	Celebrus Technologies Plc	Current	5	10/01/2024	09/01/2029	-	09/01/2027	Yes	6,581	£171,314	£26.03
17 Station Road	17 Station Road	Desaur & Co Ltd	Current	5	25/09/2025	24/09/2030	25/09/2026	-	Yes	749	£18,000	£24.03

*17 Station Road has a fixed uplift to £19,000 per annum from the review date.

*Please note that VP date of July 2027 is only possible if Landlord serves break option by July 2026. It is a rolling mutual option on 12 months notice after 20/12/2026 and 09/01/2027.

External photos



Existing floor plans

Elmbrook House

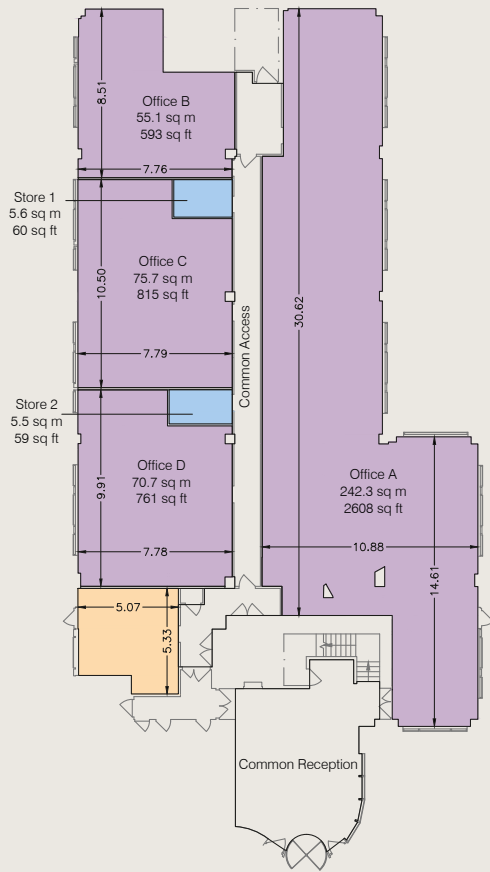
Ground	Sq ft	Sq m
Office A	2,608	242.3
Office B	593	55.1
Office C	815	75.7
Office D	761	70.7
Store 1	60	5.6
Store 2	59	5.5
Kitchen	263	24.4
Ground Floor Total	5,159	479.3

First	Sq ft	Sq m
Office	5,843	542.8

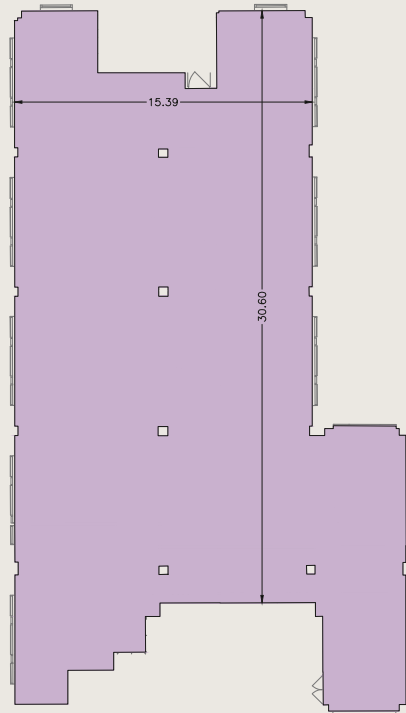
Second	Sq ft	Sq m
Office	6,581	611.4

Total	17,583	1,633.5
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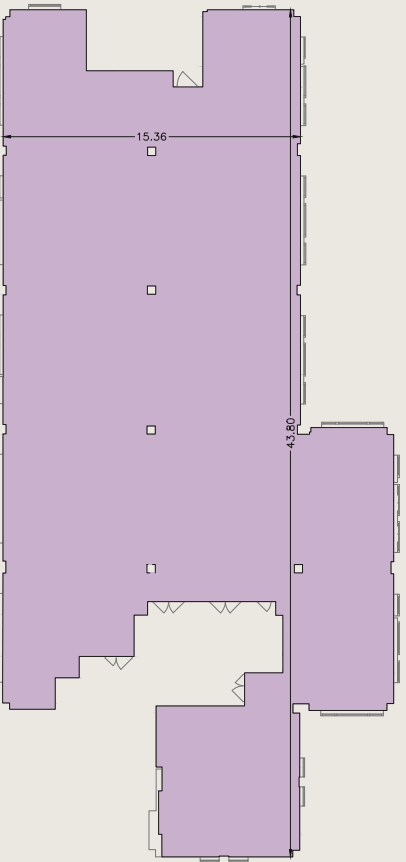
Ground floor



First floor



Second floor



STATION ROAD

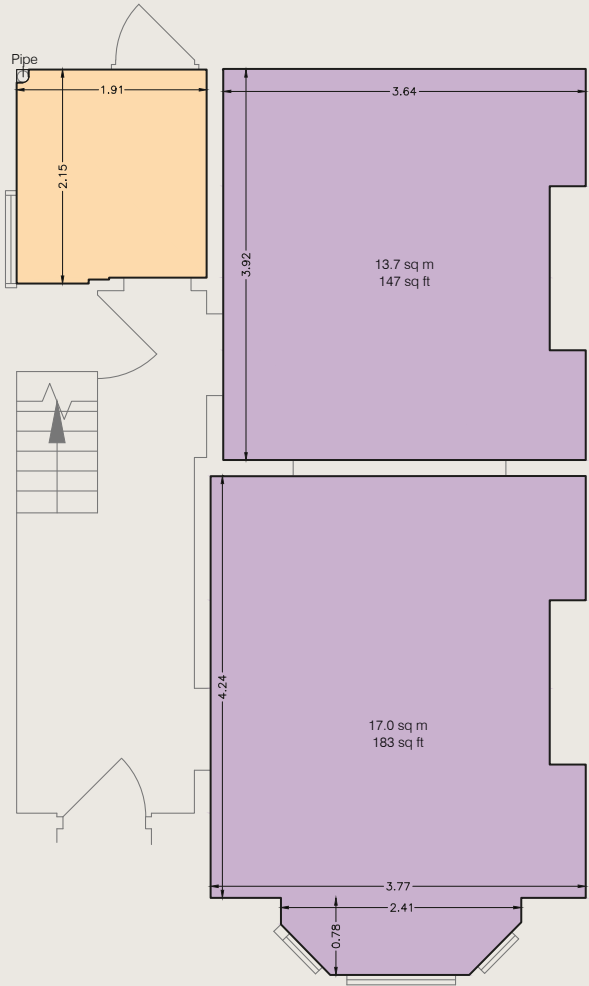
Existing floor plans

17 Station Road

Ground	Sq ft	Sq m
Office	330	30.7
Kitchen	43	4.0
Ground Floor Total	373	34.7

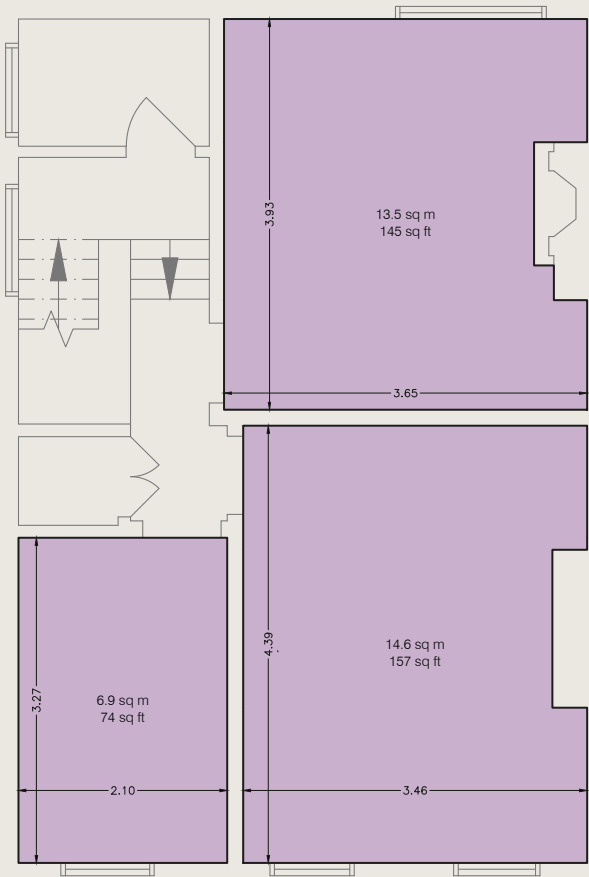
First	Sq ft	Sq m
Office	376	35.0
Total	749	69.7

Ground floor



STATION ROAD

First floor



STATION ROAD

Potential and asset management opportunities

Elmbrook House

The Site offers extensive asset management opportunities to undertake a comprehensive refurbishment to create modern, contemporary office accommodation. There is also the potential to explore alternative uses on the site, primarily conversion to residential via permitted development rights, to capitalise on the strong demand for such product.

The feasibility study drawn up by Formation architects outlines a permitted development (MA) scheme for Elmbrook House, comprising 27 units (circa 16,113 sq ft NSA).

There is also the potential to pursue alternative uses to include hotel, serviced apartments, a small Co-Living Scheme or residential use subject to the necessary consents.

The proposals deliver the following unit sizes and areas:

- Studios: 3 units
- 1b2p: 19 units
- 2b3p: 2 units
- 2b4p: 3 units

Total: 27 units

Total NSA: 1,497sqm (16,113 sq ft)

The existing building and window arrangement naturally lends itself to 1 bedroom apartments and this is reflected in the mix above. This allows for good unit layouts at minimum NDSS sizes. A unit mix with larger units could also be accommodated but these would likely be oversized and of less good quality.

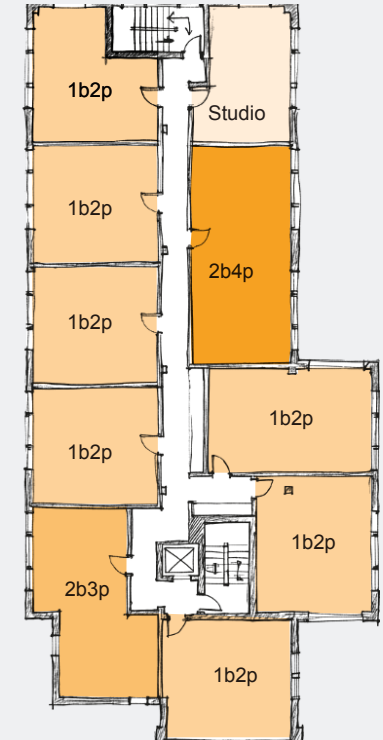
Ground floor



First floor



Second floor



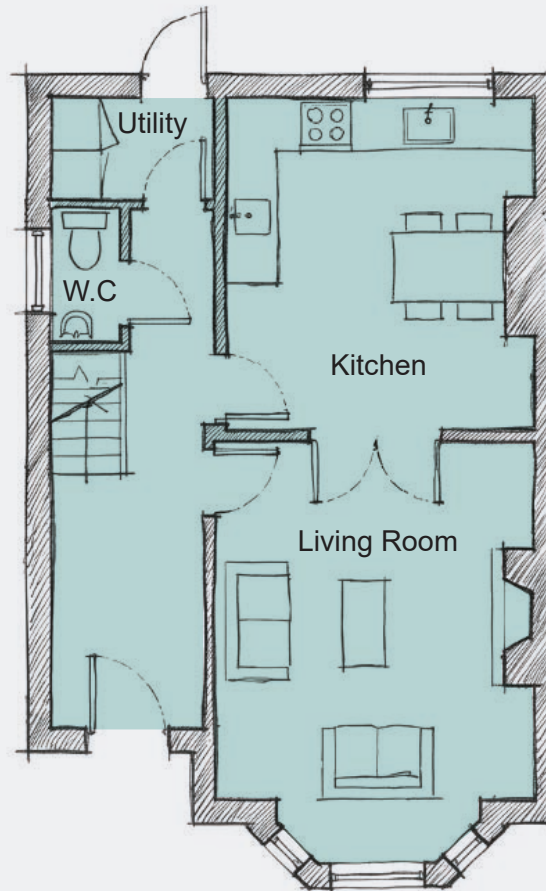
17 Station Road

This study explores the potential for an office to residential Permitted Development conversion for 17 Station Road, Sunbury.

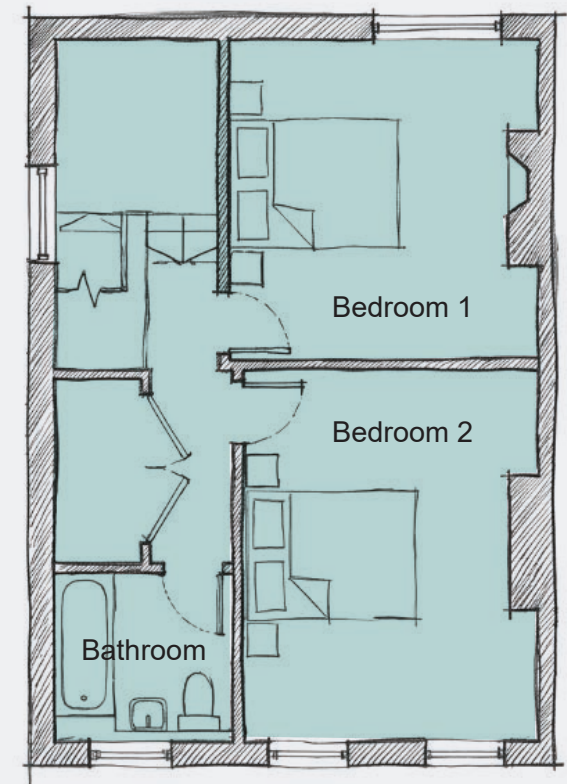
The proposals deliver a single 2 bedroom house of 93 sq m (1001 sq ft).

The building could also be divided into two single apartments (similar to 16 Station Road) but this would require a two-storey rear extension and would not fall under Permitted Development.

Ground floor



First floor



Tenure

Title Numbers: SY600970 and SY699175.

EPC

EPC's can be found in the dataroom site.

VAT

18-19 Station Road (Elmbrook House) is elected for VAT.
17 Station Road is not elected for VAT. The sale can be treated as a Transfer of Going Concern (TOGC).

Data room

Please request dataroom access from
james.scott@knightfrank.com

An information pack has been compiled to assist parties in formulating their offers. The pack contains the following details:

- Title documents
- Technical documents
- Indicative Scheme

Method of sale

Unconditional offers are sought for the freehold interest by way of informal tender. Subject to contract only. Developers are asked to explicitly state their assumptions made in producing the offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for the transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.



Site boundary is for indicative purposes only.

Contact us.



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Fixtures and Fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs dated May 2026.

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