

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 Cross
Shopping Centre

Sunbury Manor
School Grounds

M3

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

M3
J1

Heathrow Airport

A316

 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

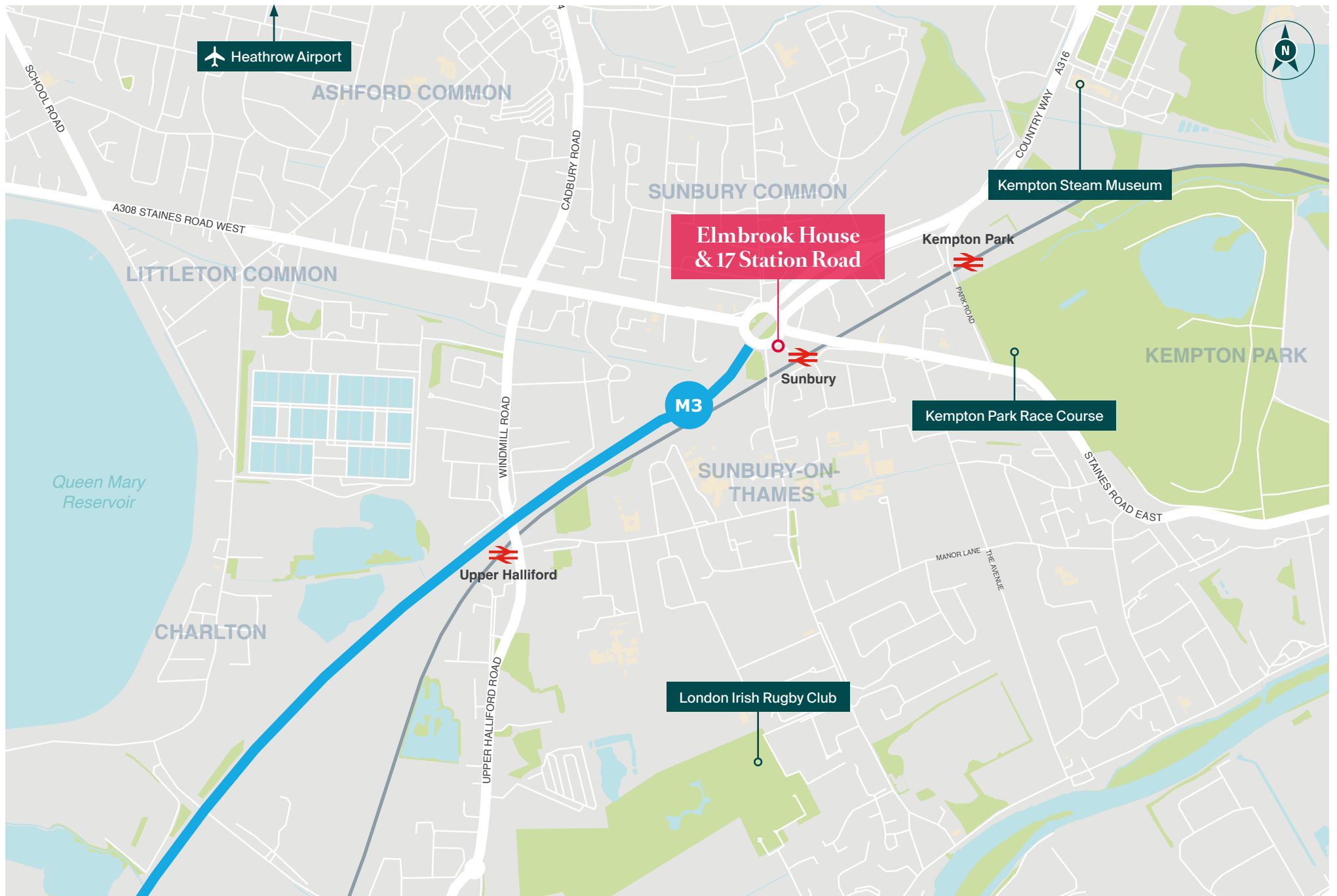
Approximately 9 miles (20 minutes) by car

London City Airport

Approximately 30 miles (55 minutes) by car

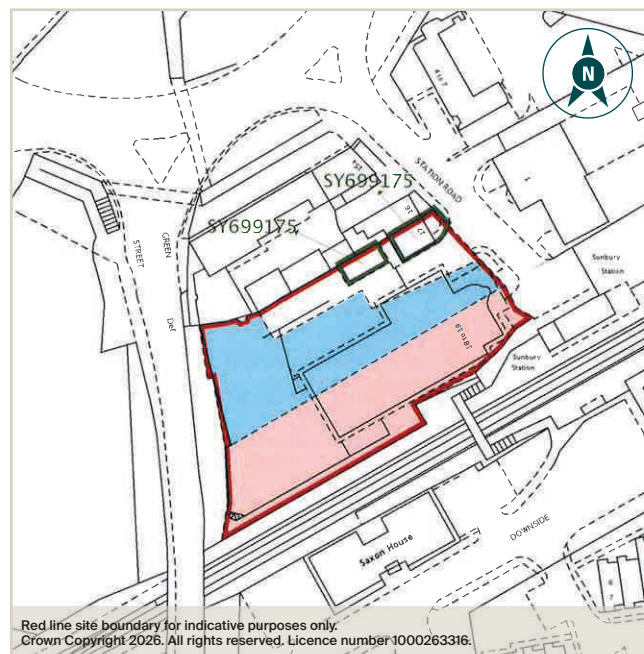
Gatwick Airport

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

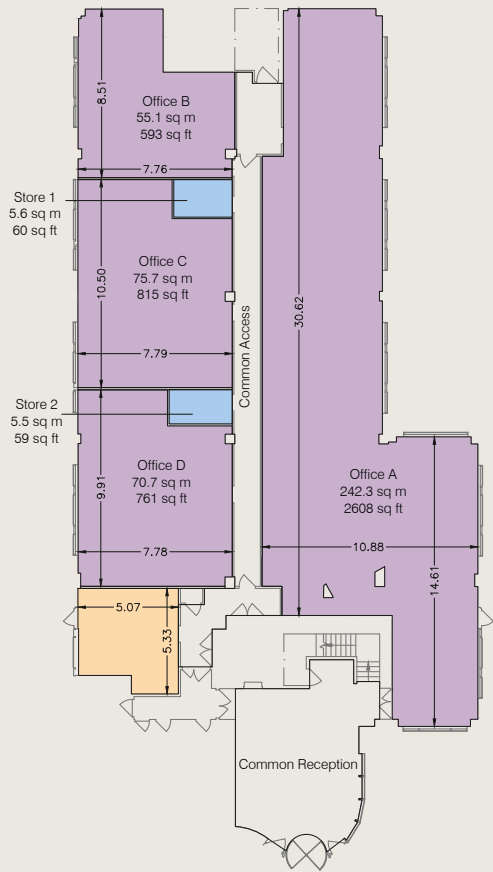
Ground	Sq ft	Sq m
Office A	2,608	242.3
Office B	593	55.1
Office C	815	75.7
Office D	761	70.7
Store 1	60	5.6
Store 2	59	5.5
Kitchen	263	24.4
Ground Floor Total	5,159	479.3

First	Sq ft	Sq m
Office	5,843	542.8

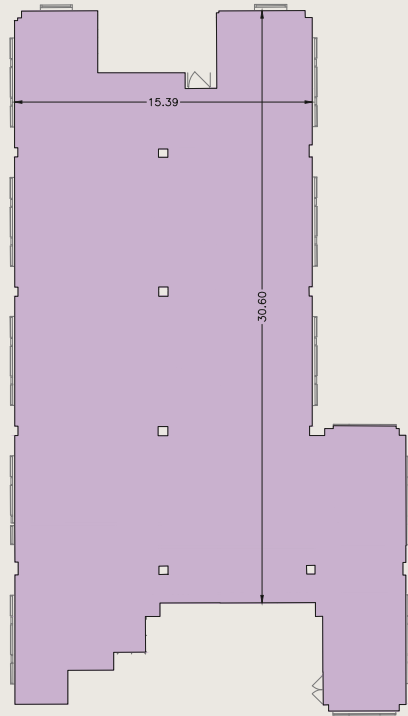
Second	Sq ft	Sq m
Office	6,581	611.4

Total	17,583	1,633.5
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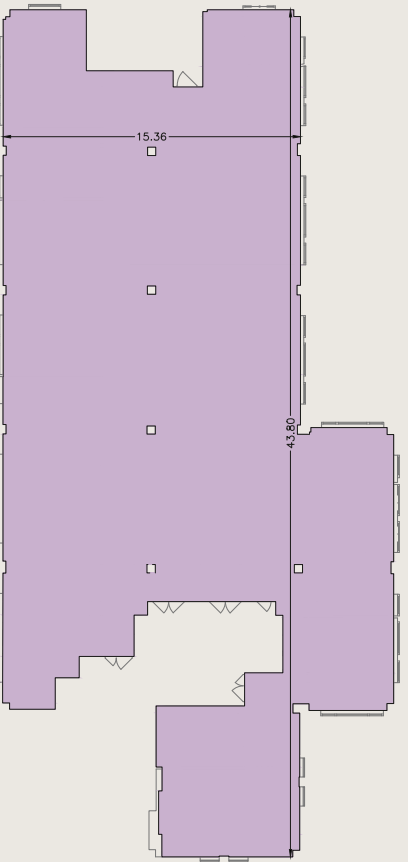
Ground floor



First floor



Second floor



STATION ROAD

Existing floor plans

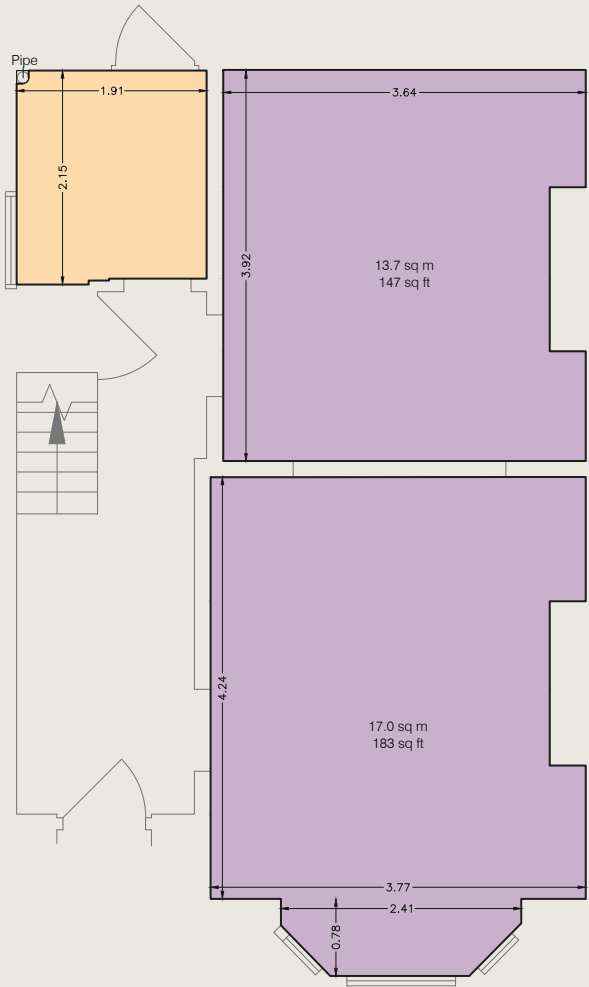
17 Station Road

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

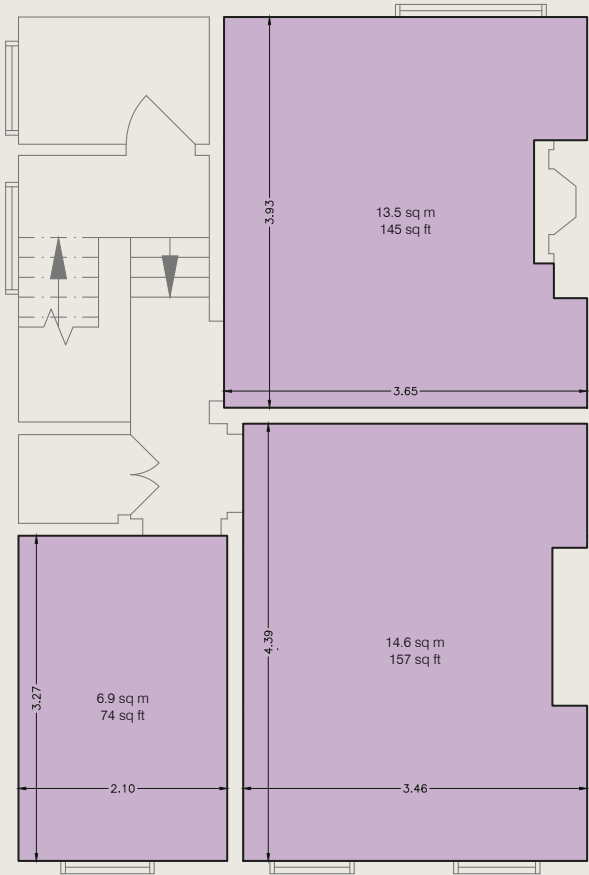
Total	749	69.7
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Ground floor



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.

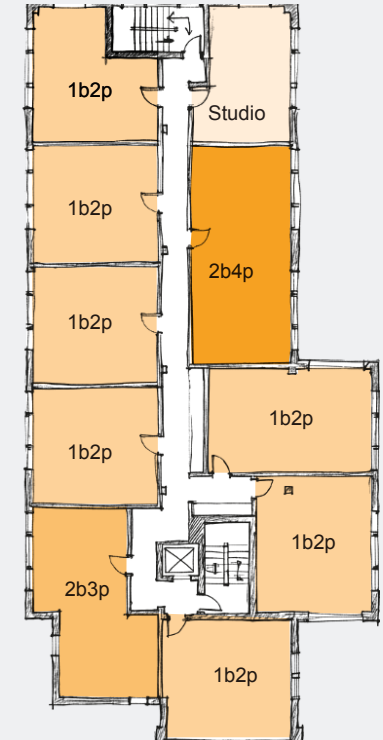
Ground floor



First floor



Second floor



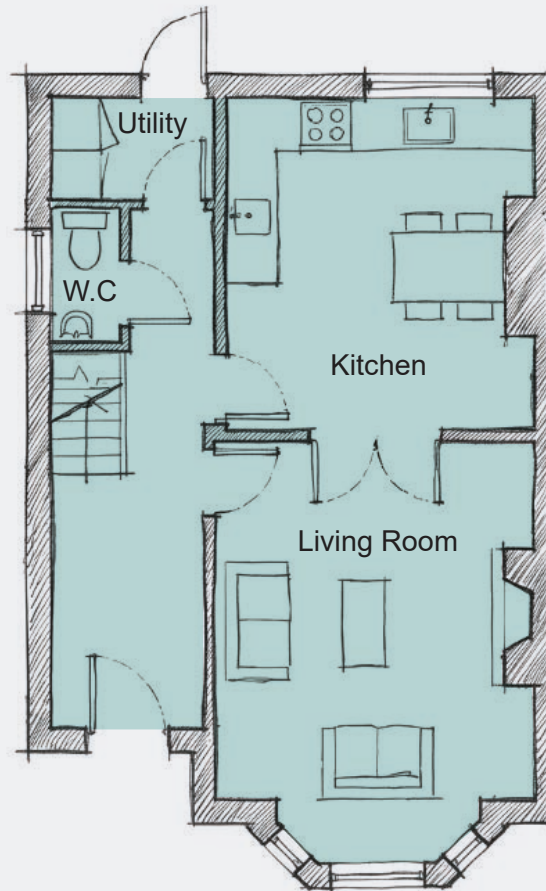
17 Station Road

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

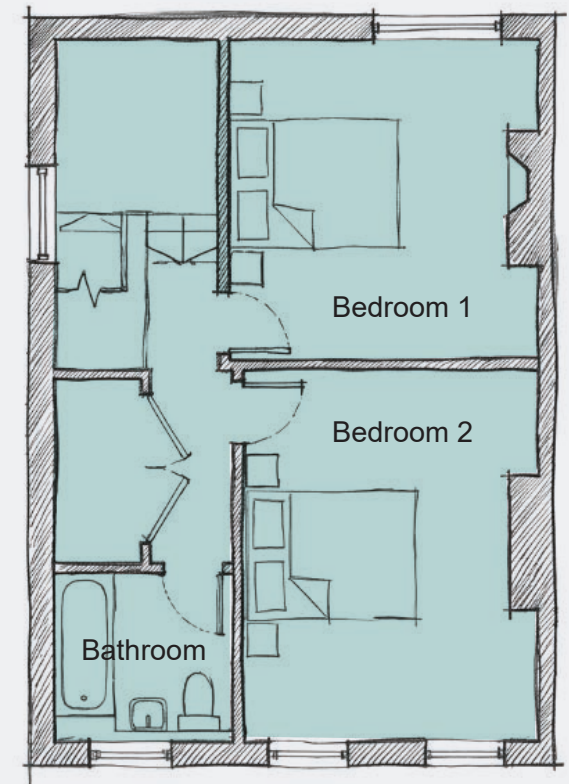
The proposals deliver a single 2 bedroom house of 93 sq m (1001 sq ft).

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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