The Summit Centre

Sunbury-on-Thames, TW16 5DB

REDEVELOPMENT OPPORTUNITY IN A GREATER LONDON INDUSTRIAL LOCATION

Investment Summary.

- The Summit Centre comprises **84,747 sq ft** (GIA) of office and industrial accommodation spread across 4 buildings.
- Situated in a highly visible location beside Junction 1 of the M3, the A316, and the A308, providing **excellent connectivity** to Central London and the wider South East region.
- Part let to 5 tenants producing a passing rent of £87,250 with the opportunity to achieve **vacant possession in the short term**.
- All leases are **outside the Landlord and Tenant Act 1954**, supporting redevelopment purposes.
- Rare **4.5-acre redevelopment site** within M25 offering a range of potential alternative uses (STP).
- **272 parking spaces** are available, equating to a ratio of 1:312 sq ft.
- Freehold.

PROPOSAL

Offers are invited in excess of **£16,000,000** (Sixteen Million Pounds) subject to contract and exclusive of VAT. This reflects a low capital value **of £189 psf,** assuming purchaser's costs of 6.76%.

The Site.


M3 MOTORWAY JUNCTION 1
M 3
THE SUMMIT CENTRE
KEMPTON PARK STATION
SUNBURY TRAIN STATION
Summit Business Park
Mexican Rico
Windsor Court
Sytner Land Rover South West London
Costco Sunbury
Browns Breakfast Bar
Kempton Steam Museum
Twickenham Motorcycle Training
St Saviour's Sunbury
Travelodge Sunbury M3
Kempton Park
We Buy Any Car
PhóEver Vietnamese Restaurant Sunbury
S E Autos
Travis Perkins
Sunbury Antiques Market
Sunbury Station Car Park
Sunbury
Formosa Landscapes
kinderzimmer Sunbury-on-Thames
Exceed Group
Design AV Engineering
Sunbury Adult Learning Centre
Kempton Park Racecourse
PuraVida London Clinical Massage and...
Pine Wood
Station Approach
Staines Rd E
A316
A308
Hanworth Rd
Bingley Rd
Ashridge Way
Beechwood Ave
Broadway
Cavendish Rd
Broad Oak
Burgoyne Rd
Vicarage Rd
Green Leas
Carlton Rd
Bryan Cl
Heathcroft Ave
The Haven
The Parade
Hanworth Rd
Sandeala Cl
Oak Grove
Park Rd
Priory Cl
Downside
Broomfield
Brackenwood
Furzewood
The Avenue
Kempton Cl
Portlane Brook

Location.

- Sunbury-on-Thames is an established Greater London commercial centre, 15 miles south-west of Central London, 5 miles west of Kingston, and 4 miles south-east of Staines.
- Located in the Borough of Spelthorne, alongside Staines, Shepperton, and Chertsey, it benefits from strong connectivity via Junction 1 of the M3 and Junction 12 of the M25 (5 miles west).
- Heathrow Airport lies 8 miles north via the A308 and A30, handling 470,000 flights and transporting over 1.5 million tonnes of cargo per year.
- Rail connectivity is excellent, with Kempton Park (0.2 miles) and Sunbury (0.5 miles) stations within walking distance, offering direct services to London Waterloo in 45 minutes.

Road

M3 (J1)	0.1 miles
M25 (J12)	5 miles
M4 (J4B)	13 miles
Central London	15 miles
Guildford	20 miles
Maidenhead	20 miles

Rail

Kingston	16 mins
New Malden	22 mins
Clapham Junction	35 mins
London Waterloo	45 mins

Air

Heathrow	8 miles
Gatwick	31 miles

FIRST CLASS STRATEGIC LOCATION CLOSE TO HEATHROW AIRPORT

SITUATION

- Prominently positioned on Hanworth Road, providing excellent visibility to M3 motorway traffic.
- Hanworth Road benefits from access to the M3 via Junction 1 roundabout, 200m to the west of the site.
- The M3 provides access to Central London in approximately 35 minutes and Junction 12 of the M25 in 8 minutes.
- The surrounding area benefits from a mix of commercial uses and an established local workforce. Local occupiers in the area include self-storage, car showrooms and retailers all of which contribute to the retail warehousing and industrial space demand.

NEIGHBOURING DEVELOPMENT

The adjoining site, owned and occupied by SSS Gears Ltd, was redeveloped into a Grade A industrial scheme in 2023 reflecting the strong local demand for newly built industrial and logistics space.





The Summit Centre





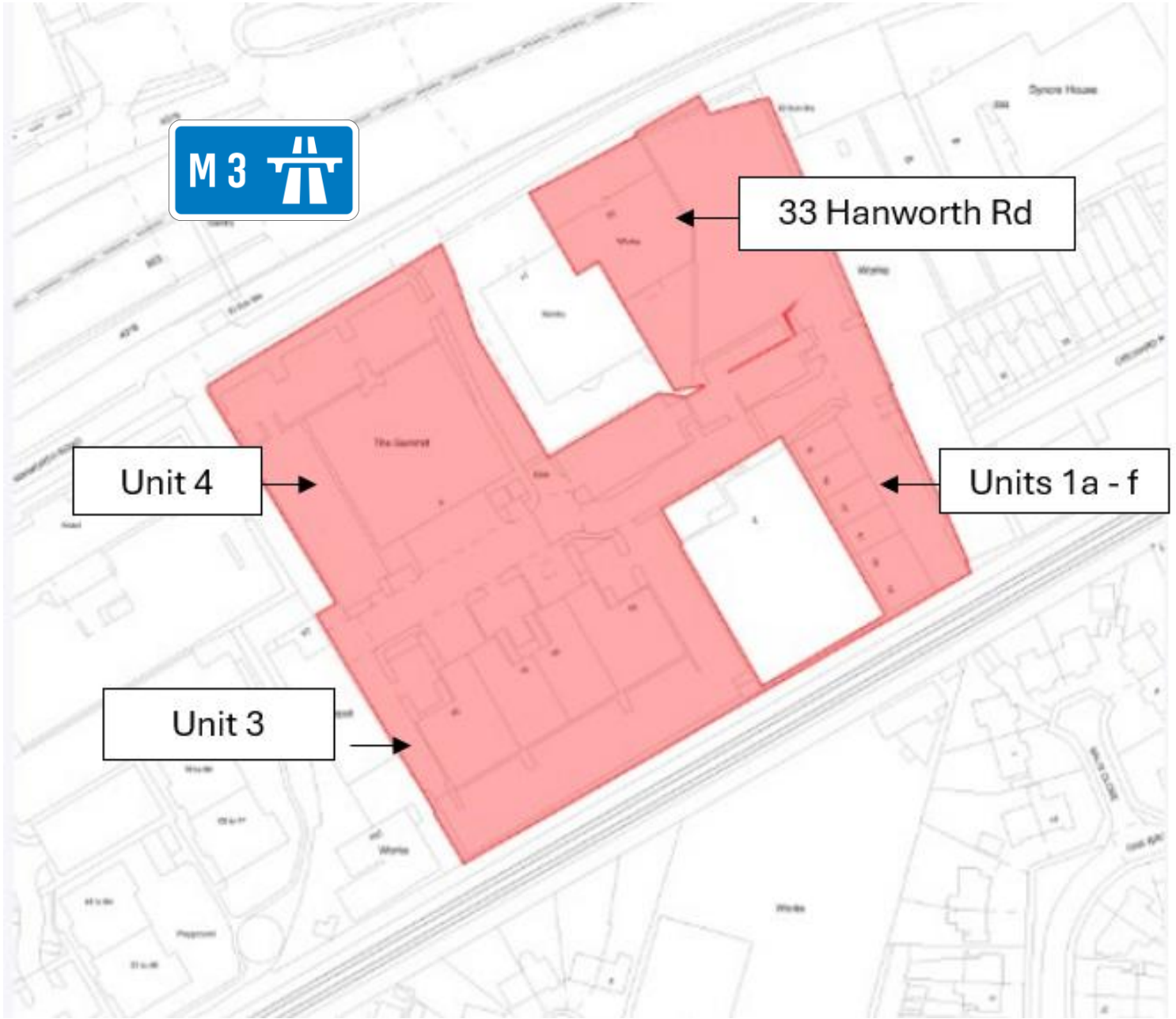






Description.

- The Summit Centre comprises a mix of two-storey office buildings and a terrace of small starter industrial units totalling 84,747 sq ft.
- Forming a terrace, Units 1A–F comprise six industrial units ranging in size between 997 sq ft and 2,039 sq ft. Each unit offers a minimum eaves height of 4.6 metres, along with a loading door and two dedicated parking spaces.
- Split across ground and first floors, Units 3 and 4 provide two separate office buildings. These are constructed using steel portal frames, with brick elevations. The offices are fitted with air conditioning, suspended ceilings, double-glazed windows, and inset fluorescent lighting.
- 33 Hanworth Road is a two-storey office building with warehouse space positioned at the rear. The office areas benefit from air conditioning, suspended ceilings, and raised floors on both levels. The warehouse can be accessed externally via a roller shutter door.
- There are approximately 272 parking spaces available across the site which equates to a ratio of 1:312 sq ft.



Accommodation.

This property has been measured in accordance with the RICS Code of Measuring Practice (1st Edition) 2015 and provides the following gross internal areas (GIA):

Demise	Use	Sq ft	Sq m
Unit 1A	Industrial	2,039	189.5
Unit 1B	Industrial	1,037	96.3
Unit 1C	Industrial	1,030	95.7
Unit 1D	Industrial	1,029	95.6
Unit 1E	Industrial	997	92.6
Unit 1F	Industrial	1,086	100.9
Unit 3 – First	Offices	17,291	1,606.4
Unit 3 – Ground	Offices	17,364	1,613.1
Unit 4 – First	Offices	16,222	1,507.1
Unit 4 – Ground	Offices	16,028	1,489.1
33 Hanworth Road – First	Offices	3,799	353.0
33 Hanworth Road – Ground	Offices and industrial	6,825	634.1
Total		**84,747**	**7,873**

TENURE

The site is held freehold under three titles: SY652240, SY568442 and SY601157.

SITE BOUNDARY



SITE AREA

Approx. 4.49 acres (1.82 hectares).

Tenancy.

The property is let to 5 tenants producing a passing rent of **£87,250 (£17.10 psf)**. **All leases are outside the Landlord and Tenant Act 1954.**

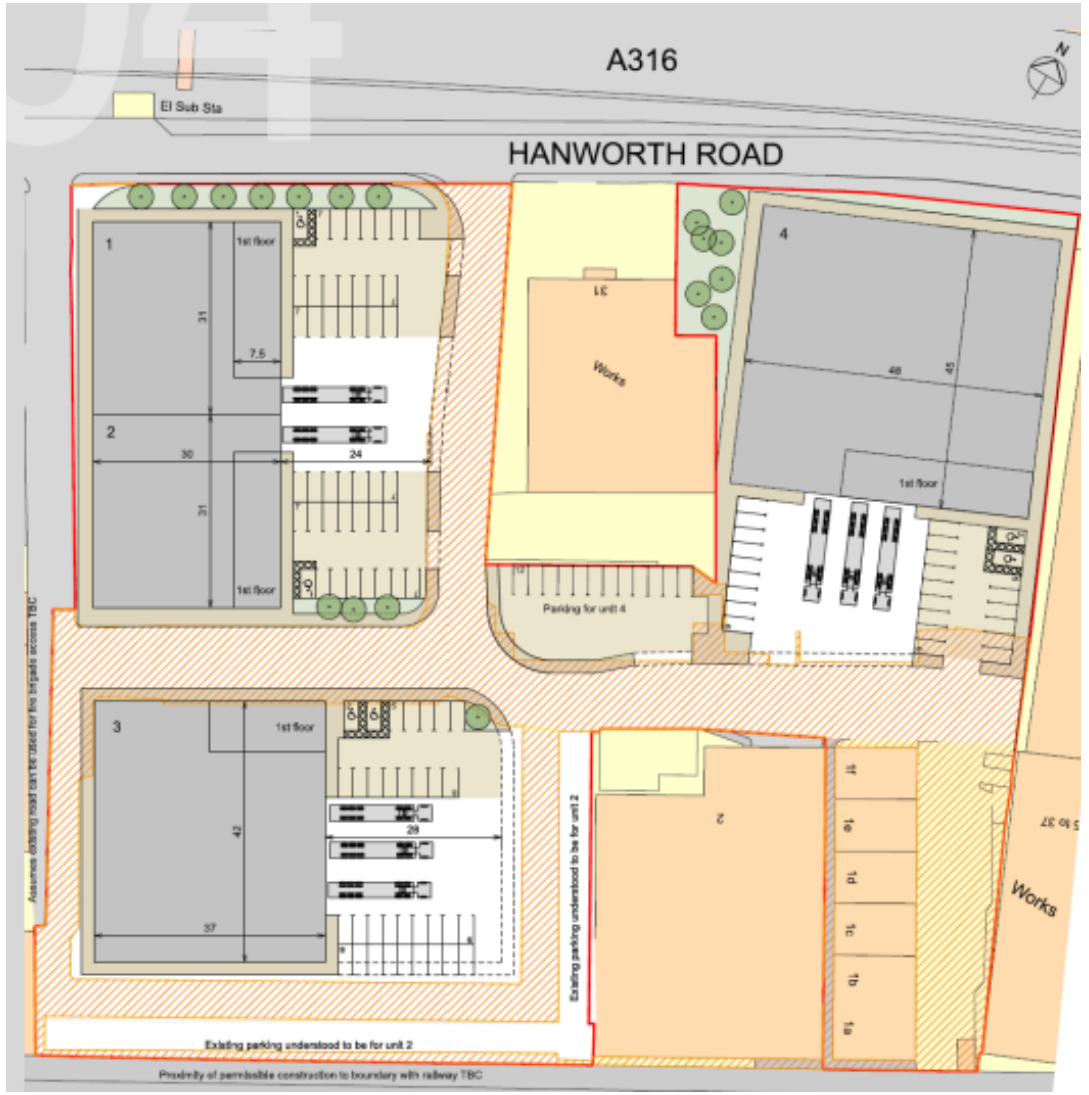
Tenant	Demise	Size Sq ft	Lease Start	Lease Expiry	WAULT to expiry	Rent psf	Rent pa	Comments
TW & WA Chadwick Ltd	Unit 1A	2,039	20/05/2025	19/05/2027	1.0	£12.75	£26,000	Mutual rolling break option (6 months notice for landlord and 4 months for tenant)
Liam Moore	Unit 1B	1,037	02/03/2025	01/03/2028	1.7	£20.97	£21,750	Mutual rolling break option (6 months notice). There is a stepped rent increase to £22,750 on 02/03/2027
Vacant	Unit 1C	1,030	-	-	-	-	-	-
Sandrair International Limited	Unit 1D	1,029	10/04/2025	09/04/2028	1.9	£18.95	£19,500	Mutual rolling break option (6 months notice for landlord and 4 months for tenant). There is a stepped rent increase to £20,000 on 10/04/2027
Mitside Construction Limited	Unit 1E	997	21/05/2025	01/03/2025	0.3	£20.06	£20,000	Currently occupying under a Tenancy at Will.
Vacant	Unit 1F	1,086	-	-	-	-	-	-
ADT Fire and Security Plc	Unit 3	34,655	04/08/2025	31/12/2026	-	-	-	Agreed at peppercorn
Vacant	Unit 4	32,250	-	-	-	-	-	-
Vacant	33 Hanworth Road	10,624	-	-	-	-	-	-
Total		**84,747**			**1.18**	**£17.10**	**£87,250**	

Industrial Redevelopment.

- The site is made up of industrial, manufacturing, and office buildings.
- The site is not located in the SHLAA/HELAA/SHELAA area.
- The site is subject to the influence of the Employment Area and Strategic Employment Area local policies.

ASSET MANAGEMENT OPPORTUNITIES

- Explore redevelopment potential for higher-value industrial, retail warehousing, self-storage or car showrooms.
- Purchase the neighbouring units outside the current ownership to strengthen and consolidate landholdings.
- Capitalise on strong reversionary prospects within the industrial accommodation through lease renewals or new lettings.
- Three industrial tenants' leases are approaching expiry, offering immediate reversionary opportunities.



Indicative proposed block plan for redevelopment

South East Industrial Markets.

OCCUPATIONAL MARKET – WEST LONDON / HEATHROW CORRIDOR

- West London remains one of the UK's most supply-constrained and sought-after industrial and logistics markets, underpinned by its proximity to Central London, Heathrow Airport and the strategic M3 and M4 corridors. Structural occupier demand is driven by e-commerce, 3PL, aviation-related businesses and a growing mix of technology and advanced manufacturing occupiers.

- Supply across the Western Corridor continues to be critically limited, with availability remaining well below long-term averages and new development constrained by competing land uses, including residential and data centres. This shortage is being further exacerbated by displacement linked to infrastructure and data centre expansion around Heathrow, increasing competition for well-located sites.

- Despite wider economic uncertainty, occupier demand has proven resilient, supporting continued rental growth and reduced incentives across prime locations. Nationally, industrial rents have continued to rise, with average multi-let rents increasing by around 4% year-on-year, reflecting the strength of occupier demand. Within West London, prime rents are materially ahead of the UK average, with headline levels in core markets such as Park Royal reaching c.£30+ per sq ft and £23–£30 per sq ft across Heathrow and the Thames Valley.

- Strong competition for space, combined with strategic relocation requirements, is expected to sustain upward pressure on rents and reinforce long-term occupational fundamentals. For occupiers, this dynamic is driving a clear shift towards securing high-quality, well-connected sites capable of supporting modern logistics, last-mile distribution and operational resilience—particularly within established locations such as Sunbury-on-Thames, which benefit from immediate access to Heathrow and the wider South East motorway network.

LONDON AND SOUTH EAST INDUSTRIAL AND LOGISTICS OCCUPIER MARKET

1.5m sq ft
Occupier take up Q1 2026

7.1%
Prime annual rental growth

8.7%
Vacancy rate Q1 2026

£28.00 psf
Prime rents Q1 2026

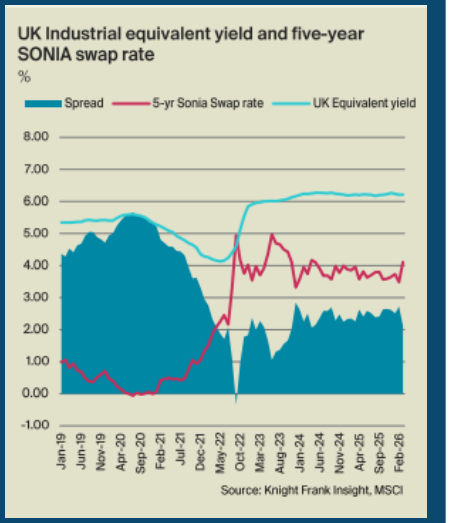
UK INDUSTRIAL AND LOGISTICS INVESTMENT MARKET

- UK industrial and logistics investment totalled £1.64 billion in Q1 2026, following a record £4.81 billion in Q4 2025 driven by large portfolio deals and REIT M&A activity. While Q1 volumes were 5% below Q1 2025 levels, they were 5% above the 10-year pre-pandemic average – demonstrating investors' continued confidence in the sector.

- There is limited evidence to date of outright yield softening in the industrial sector. The broader economic consensus is more stable. Both Oxford Economics and Capital Economics expect policy rates to remain broadly steady through 2026 and into 2027. Therefore, near-term pricing is likely to be driven by confidence around interest rates, debt costs and rental growth assumptions.

- The quarter began with cautious optimism and continued recovery momentum from late 2025. Although escalation in the Middle East slowed transaction progress toward the end of the period, cross border capital continues to be the key driver of liquidity in the industrial investment market – reinforcing investor confidence in the sector despite geopolitical uncertainties.





Further Information.

CAPITAL ALLOWANCES

Further information is available on request.

VAT

We understand that the property will be treated as a Transfer of Going Concern for VAT purposes.

TENURE

Freehold.

DATA ROOM

Available on request.

PROPOSAL

Offers are invited in excess of **£16,000,000** (Sixteen Million Pounds) subject to contract and exclusive of VAT. This reflects a low capital value **of £189 psf,** assuming purchaser's costs of 6.76%.

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