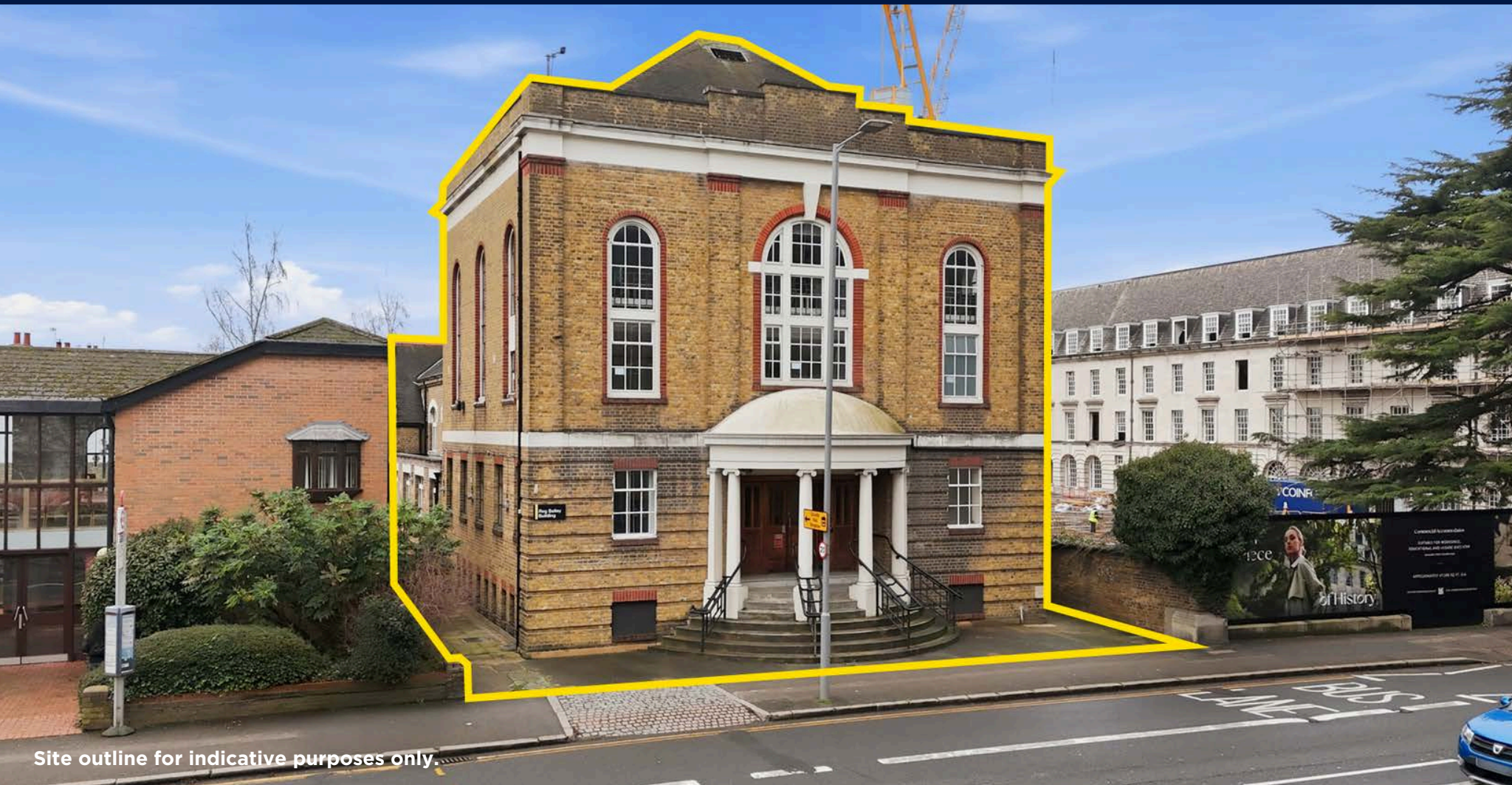


# REG BAILEY BUILDING

39-45 PENRHYN ROAD, KINGSTON UPON THAMES, KT1 2ND

savills

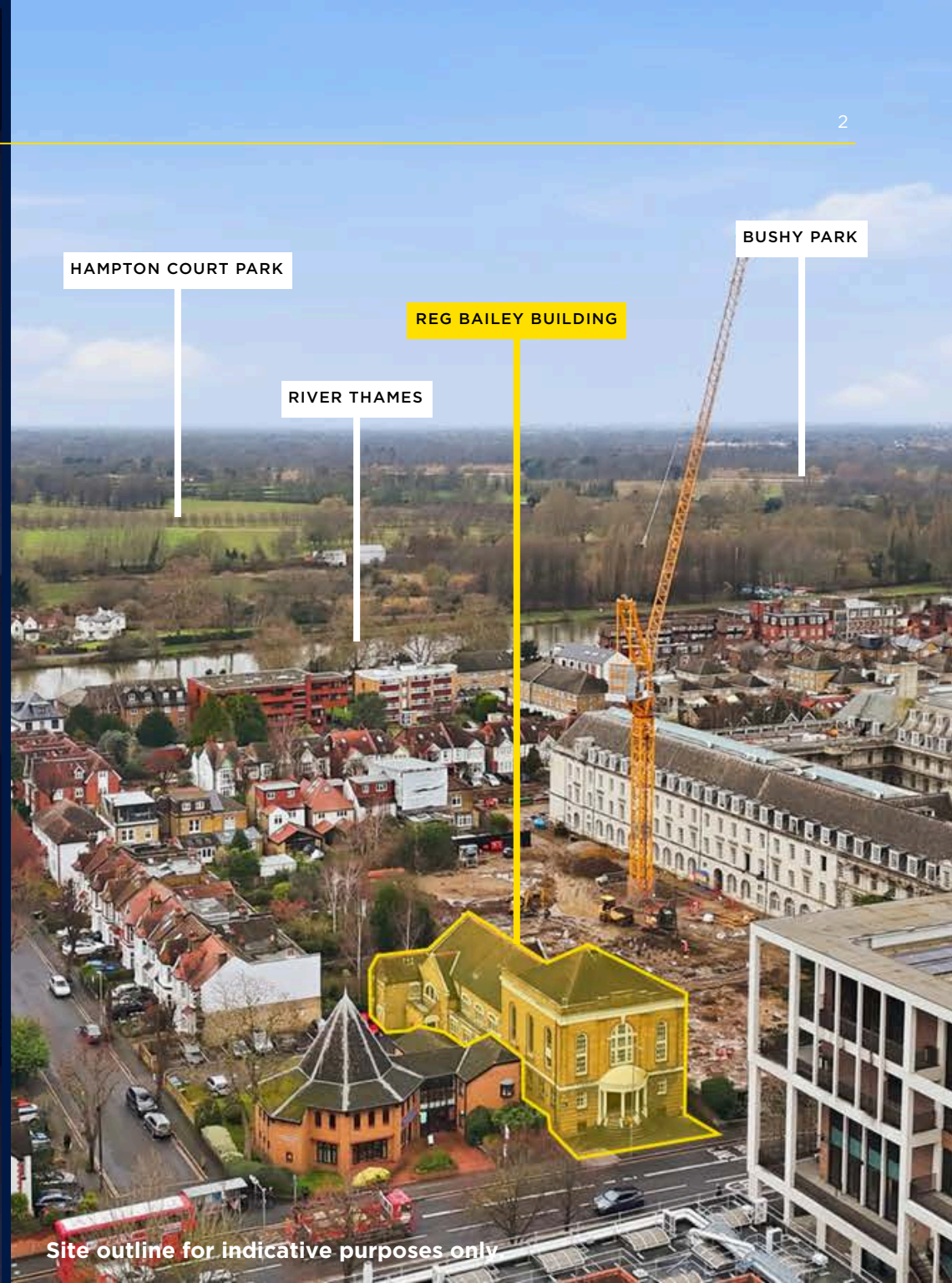
ATTRACTIVE PERIOD BUILDING WITH EXCELLENT DEVELOPMENT POTENTIAL



Site outline for indicative purposes only.

## EXECUTIVE SUMMARY

- Development opportunity in Kingston upon Thames, south west London.
- Existing three storey building (plus basement) extending to c. 9,774 sq ft (908 sq m).
- Formerly in use by Kingston University as a hub for students. The building is now surplus to requirements.
- Not locally or statutorily listed and is not located within a Conservation Area.
- Potential for conversion and extension to residential or alternative uses, subject to obtaining the necessary consents.
- For sale freehold.
- Offers invited on an unconditional or subject to planning basis.



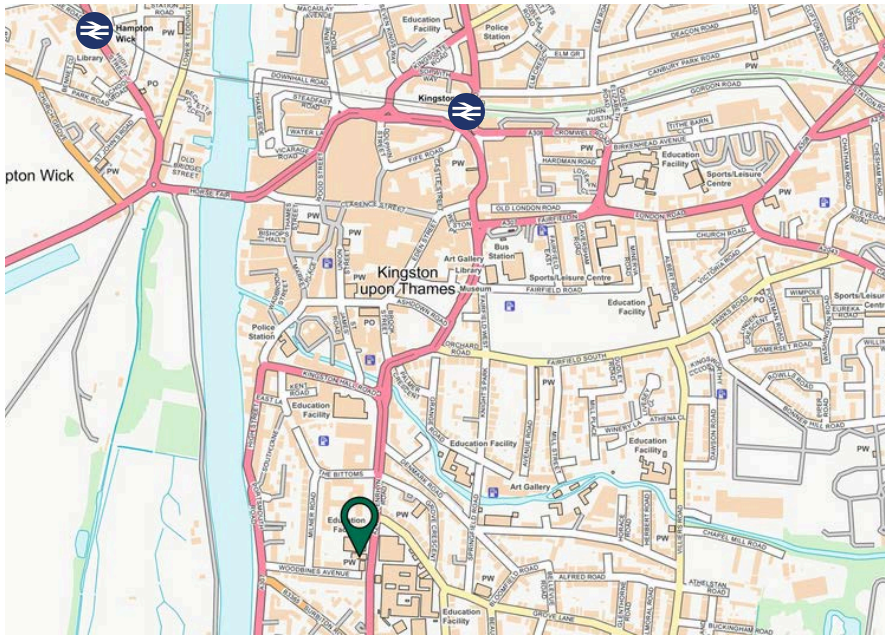
Site outline for indicative purposes only

## LOCATION

Kingston upon Thames is an affluent south west London suburb, benefitting from good transport links and close proximity to green open spaces.

The town centre has an excellent array of shops, boutiques, restaurants and cafes. The Bentall Centre is the main shopping centre and other local occupiers include John Lewis, Marks & Spencer, The White Company and Gail's. The central Market Place has numerous stalls selling fresh produce alongside local street food vendors which brings a vibrancy to the town centre. Various festivals and events are also hosted here throughout the year.

Kingston is also home to some of London's best rates schools and universities.



The site is located 300 metres from the River Thames, where local residents can benefit from riverside walks and views across to Hampton Court Park. Bushy Park is located just over Kingston Bridge to the west and Richmond Park to the north east, offering 1,100 acres and 2,500 acres of green open space respectively.

Both the A3 and M25 are easily accessible from Kingston, plus Heathrow (9.5 miles) and Gatwick (24 miles) airports.

The site lies between Kingston (0.7 miles) and Surbiton (0.8 miles) stations which provide direct train links to London Waterloo. Fastest journey times are set out below.

### KINGSTON

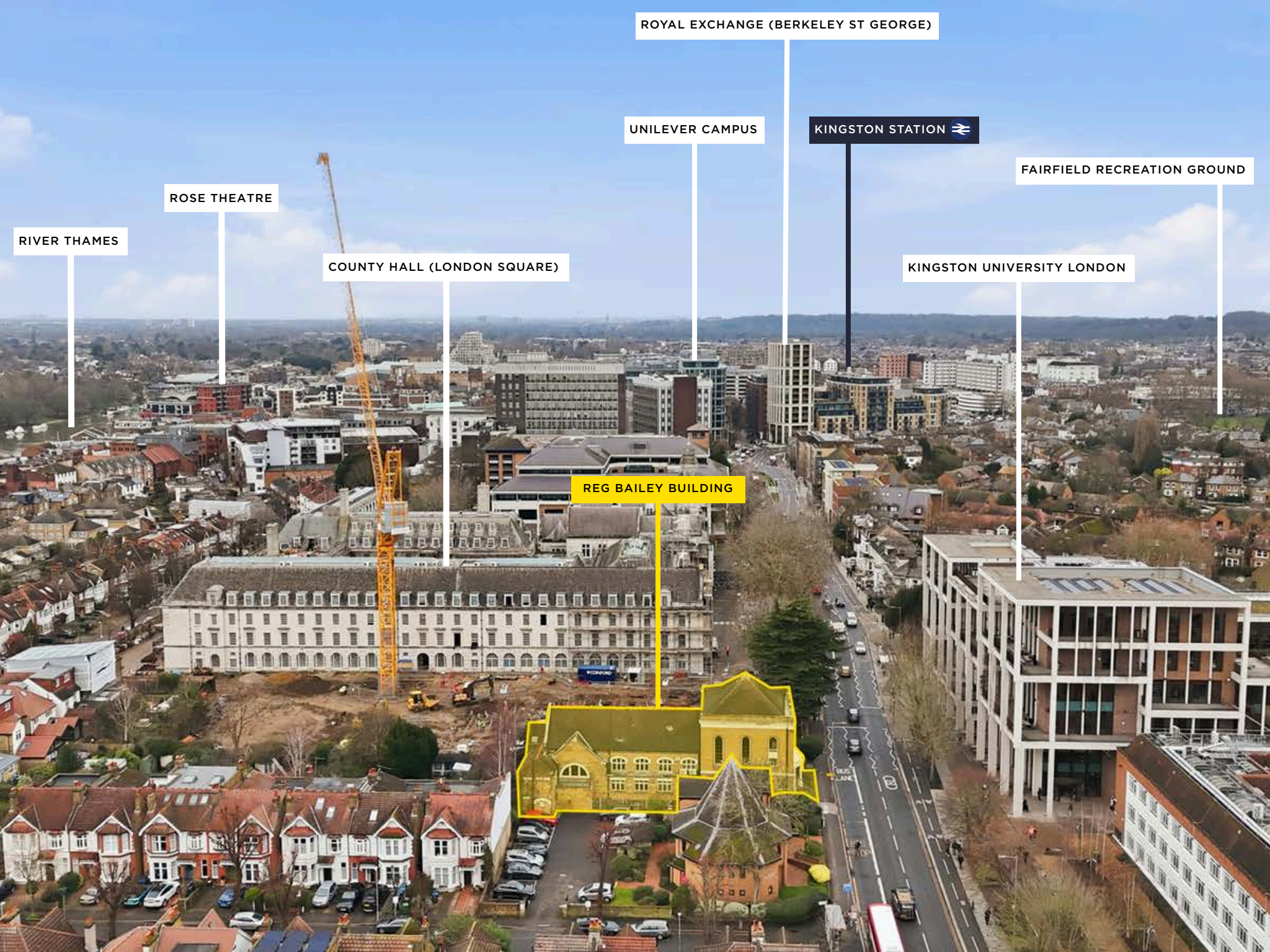
RAIL	JOURNEY TIME	UNDERGROUND
Wimbledon	12 Minutes	●
Clapham Junction	20 Minutes	
Vauxhall	25 Minutes	●
Waterloo	33 Minutes	● ● ● ●

### SURBITON

RAIL	JOURNEY TIME	UNDERGROUND
Waterloo	16 Minutes	● ● ● ●

- District
- Waterloo & City
- Victoria
- Northern
- Jubilee
- Bakerloo

Source: National Rail



ROYAL EXCHANGE (BERKELEY ST GEORGE)

UNILEVER CAMPUS

KINGSTON STATION

FAIRFIELD RECREATION GROUND

ROSE THEATRE

RIVER THAMES

COUNTY HALL (LONDON SQUARE)

KINGSTON UNIVERSITY LONDON

REG BAILEY BUILDING

## DESCRIPTION

The site extends to approximately 0.152 acres (0.061 hectares) and comprises an attractive period building arranged over lower ground, ground and two upper floors, extending to approximately 9,774 sq ft (908 sq m).

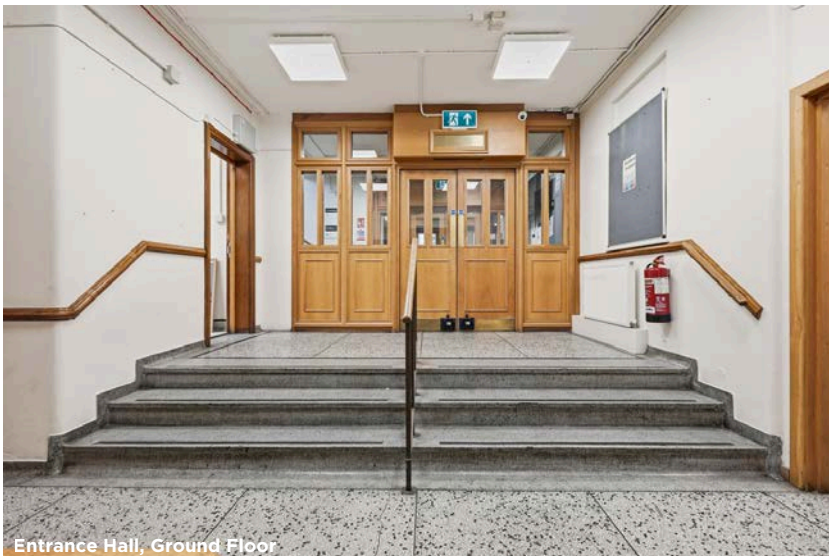
The Reg Bailey Building (also known as Kingston University Annex) was originally built and used as a church until it was sold in the early 1990's to Kingston University. Since then, the building has been in use as a hub for students but is now surplus to requirements.

The site is bound by London Square's County Hall Kingston development to the north, First Church of Christian Science to the south, Penrhyn Road to the east and gardens of residential houses on Woodbines Avenue to the west.

The neighbouring County Hall Kingston development has planning permission for conversion and extension, plus the addition of a new build block, to provide 292 apartments and flexible commercial space (class E). London Square purchased the site in 2024.



Hall, Ground Floor



Entrance Hall, Ground Floor



Office Space, Second Floor



Classroom, Lower Ground Floor



Classroom, First Floor



Classroom, First Floor

## PLANNING

### Planning Designations

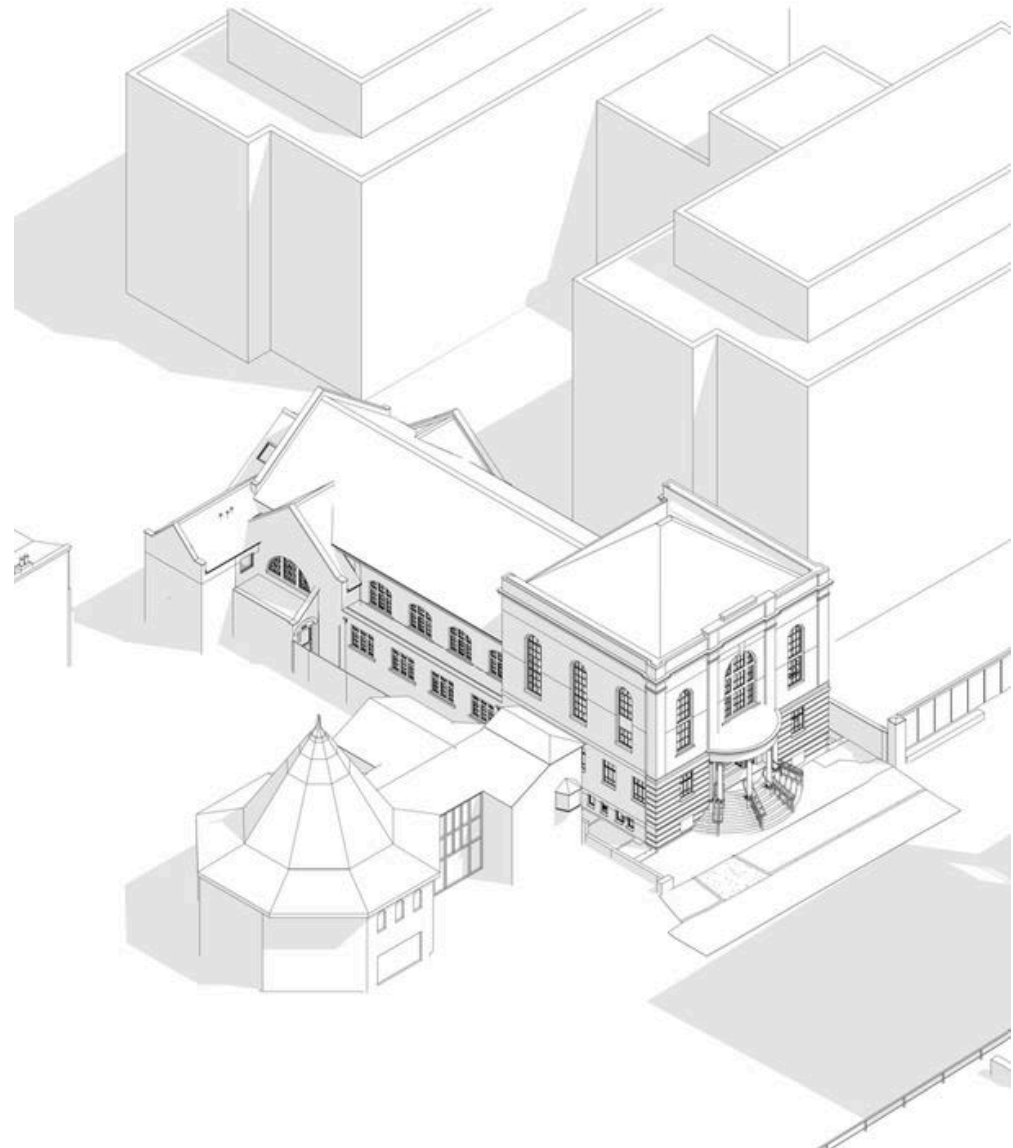
- Royal Borough of Kingston upon Thames
- Kingston Air Quality Management Area (AQMA)
- Flood Zone 1 (low risk of flooding)
- Low risk of flooding from surface water
- Public Transport Activity Level (PTAL) 4
- The site is not within a Conservation Area
- The site is not statutorily listed but is adjacent to Grade II\* listed County Hall, Penrhyn Road (West Side), Kingston
- The site is not locally listed nor is it adjacent to any locally listed buildings
- Class MA Article 4 Direction in place (withdrawing permitted development rights from office to residential)
- Within Kingston Town Centre
- Key Area of Change (Kingston Town Centre)
- Archaeological Priority Area Tier 2

### Planning History

There is no significant recent planning history for the site. Planning permission was granted in 2004 for alterations to the windows at basement, ground and first floor on north elevation to facilitate installation of a lift (Ref: 04/12564/FUL).

### Planning Report

A planning report has been prepared by Savills Planning team and is **available in the dataroom**.



## DEVELOPMENT POTENTIAL

The site has strong prospects for redevelopment to residential or alternative uses, subject to obtaining the necessary consents.

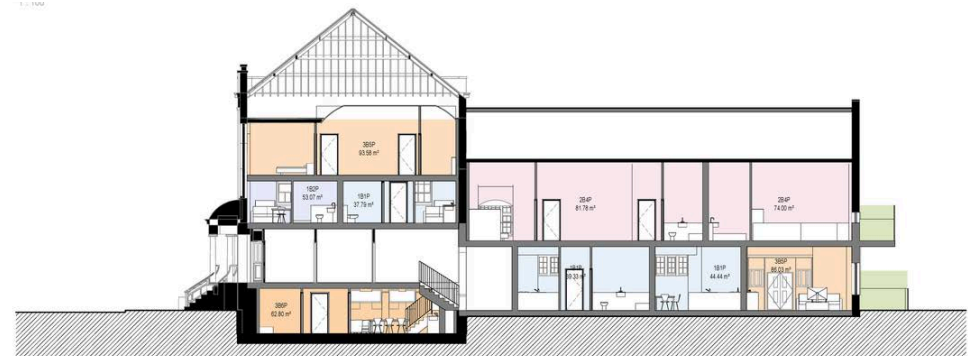
### Key Considerations

- The site lies within Kingston Town Centre which is identified as a key area of change.
- There may be scope for upward extensions to respond to emerging development coming forward within the surrounding area and to maximise the use of this brownfield site in line with the NPPF.
- The site could help to deliver RBK’s vision to create a gateway into the Town Centre alongside the redevelopment of the former Surrey County Hall site, where building heights are up to 6 storeys.
- The Kingston Local Housing Need Assessment (prepared by Icenl on behalf of RBK) published in Sep 2024, identified an average of 386 net housing completions over the past 10 years which falls significantly short of the 964 London Plan target.
- The conceptual proposed extension scheme prepared by Metashape Architects has been carefully considered and responds to the potential opportunity for additional height fronting Penrhyn Road, stepping down to the rear. The additional two storeys will ensure a transition between the First Church of Christian Science and the former Surrey County Hall.

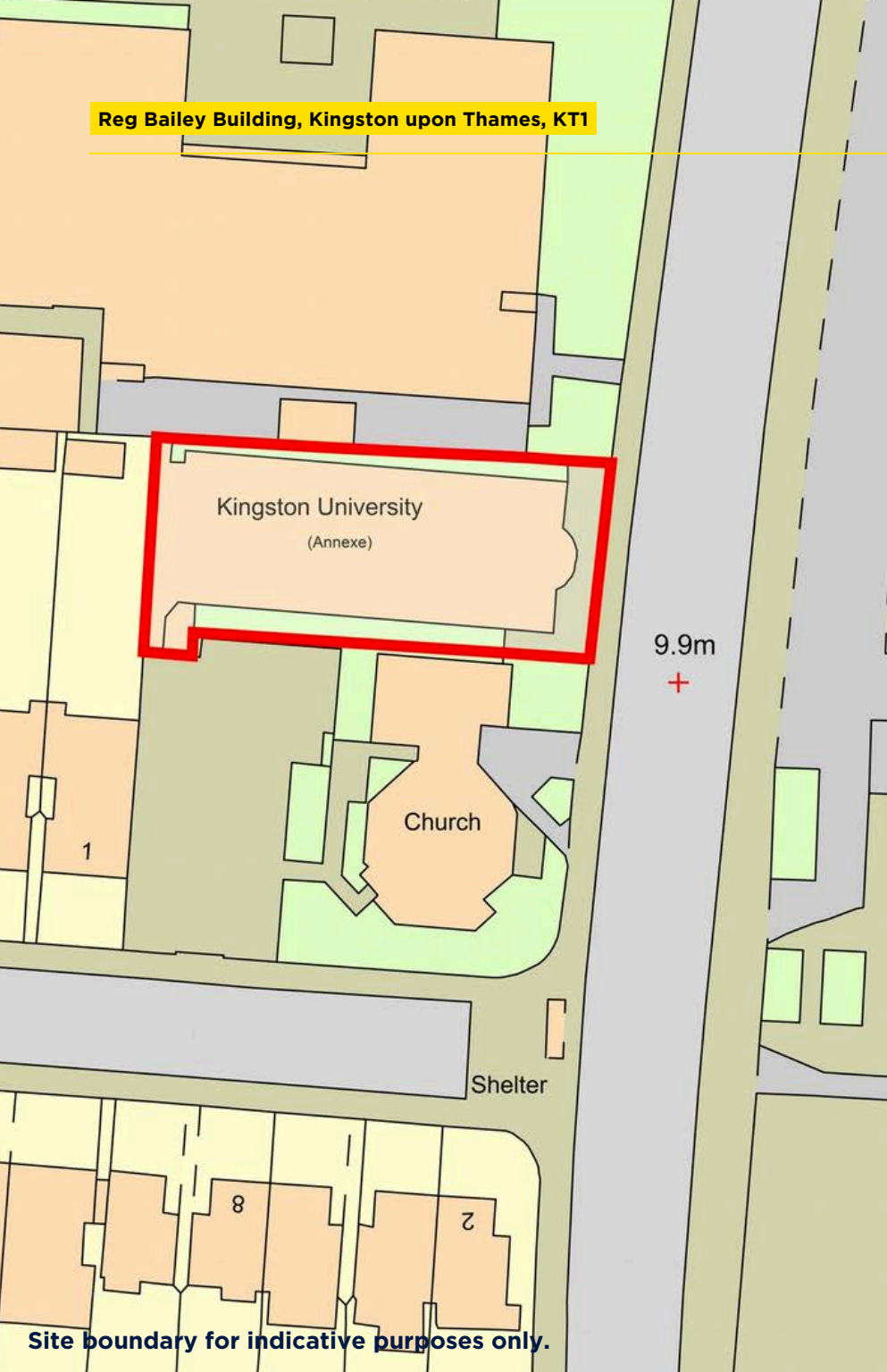
**Metashape Architects have prepared a feasibility study assessing two options which retain the existing building. The full document is available in the dataroom.**

### OPTION 1: PROPOSED RETROFIT - 9 APARTMENTS

- Conversion of the existing building
- 6,620 sq ft NSA / 9,774 sq ft GIA
- Small portion of the building demolished at the rear
- Addition of 6 bolt on balconies







Site boundary for indicative purposes only.

## TITLE & TENURE

The site is registered freehold under title number TGL18819 and will be sold with vacant possession.

## VIEWINGS

Internal viewings are strictly by appointment. Please contact the sole selling agents to make an appointment.

## METHOD OF SALE

For sale by way of informal tender (unless sold prior).

Unconditional and subject to planning offers are invited.

## AML

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

## VAT

We understand that the property is not elected for VAT.

## DATAROOM

Further information, including planning, technical and legal documentation, is available on the dataroom:

## EPC

EPC Rating D.

**DATAROOM**

## CONTACT

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