

COOPER HOUSE.

40-46 Surbiton Road
Kingston-upon-Thames
Surrey, KT1 2JR

**SOUTH WEST LONDON
REDEVELOPMENT
/ INVESTMENT
OPPORTUNITY**



EXECUTIVE SUMMARY.

- South West London redevelopment opportunity
- Kingston is an affluent location
- An established office location with very low office supply
- Freehold
- 12,588 sq ft over four floors and basement
- Let to Kingston University until 30 September 2018
- Site area of 0.252 acres
- Potential for conversion to residential under Permitted Development Rights
- Offers are sought in excess of £3.5 million subject to contract and exclusive of VAT





Not to scale. For identification purposes only.

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LOCATION.

The Royal Borough of Kingston upon Thames is situated approximately 10 miles to the south west of central London, 5 miles south of Richmond and 8 miles to the south east of Heathrow airport. Kingston is an affluent market town situated on the River Thames.

Kingston is well located and benefits from excellent communication links. The town lies 3 miles to the north of the A3, via the A240, which provides access into central London and out to the M25 and wider motorway network. In addition the M3 motorway lies 6 miles to the west via the A308.

Along with its offices and civic buildings, Kingston is a thriving retail and leisure destination. The Bentall Centre offers a wide range of retail amenities, including a large John Lewis, and The Rotunda includes a 14 screen cinema, gym, bowling alley and various restaurants. There is also a daily market held in the town centre at Market Place and the Rose Theatre is the largest producing theatre in South West London.

Kingston also benefits from close proximity to Hampton Court Park which provides 750 acres of green space along with formal gardens and palace buildings.

Kingston railway station provides regular, direct services into London Waterloo with a fastest journey time of 30 minutes and out to Shepperton via Hampton, Teddington and Sunbury. Furthermore, Surbiton station is located less than 0.7 miles south of Cooper House providing services into London Waterloo with a fastest journey time of 19 minutes, via Clapham Junction (11 minutes).





HAMPTON COURT
PALACE GARDENS

RIVER THAMES

COOPER
HOUSE.

ROSE THEATRE

KINGSTON BRIDGE

BENTALL CENTRE

KINGSTON STATION

KINGSTON UNIVERSITY

SITUATION.

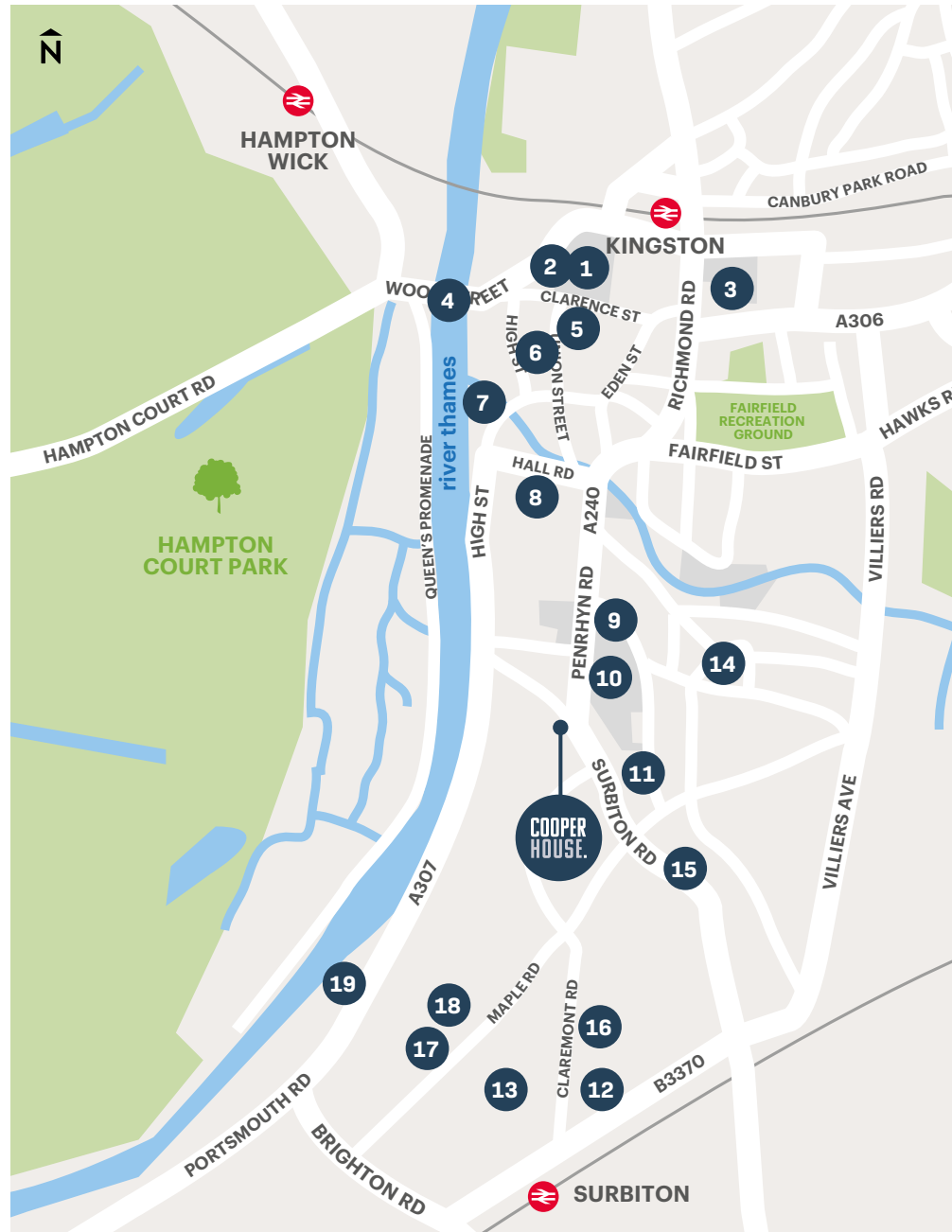
The property is prominently located on Surbiton Road at its junction with Penrhyn Road (A240) and equidistant between Kingston town centre and Surbiton. Kingston town centre is a 0.5 mile (10 minute) walk from the property and is one of the strongest shopping centres in South West London.



CLARENCE STREET



JOHN LEWIS



- 1 BENTALL CENTRE
- 2 JOHN LEWIS
- 3 THE ROTUNDA
- 4 KINGSTON BRIDGE
- 5 PRIMARK
- 6 KINGSTON MARKET
- 7 ROSE THEATRE
- 8 KINGSTON COLLEGE
- 9 KINGSTON UNIVERSITY
- 10 SAINSBURY'S
- 11 ANTOINETTE HOTEL
- 12 PIZZA EXPRESS
- 13 WAITROSE
- 14 THE SPRING GROVE PUB
- 15 WAGGON & HORSES PUB
- 16 HOTEL BOSCO
- 17 THE FRENCH TABLE
- 18 THE ANTELOPE PUB
- 19 THE HART'S BOATYARD BAR

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DESCRIPTION.

The property was constructed during the 1980s as a purpose built office building arranged over four floors with basement accommodation.

The property benefits from the following specification:

- Recessed fluorescent strip lighting
- Aluminium double glazed windows
- Raised floors
- Central Heating with perimeter radiators
- 8 person passenger lift
- Air Cooling System



ACCOMMODATION.

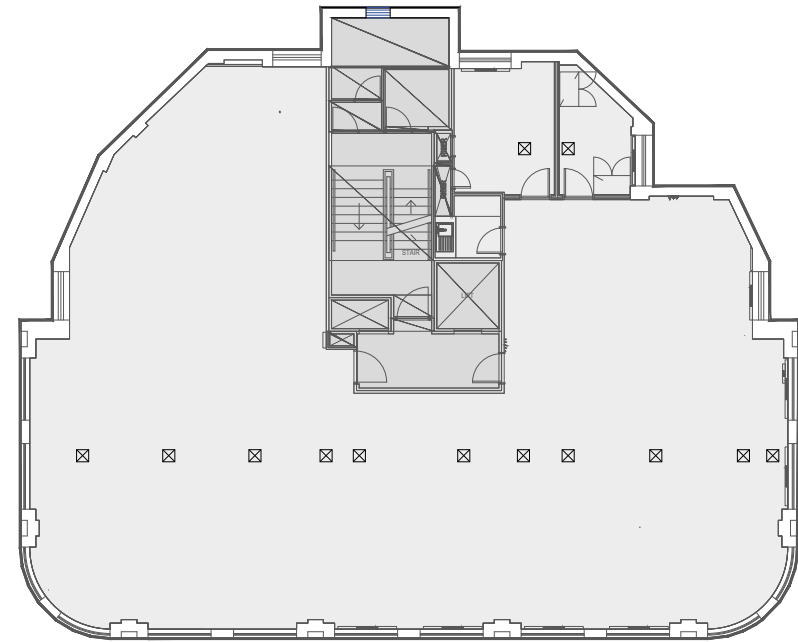
Cooper House has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and provides the following approximate areas.

FLOOR	Area NIA (sq ft)	Area NIA (sq m)	Gross Internal Area (sq ft)	Gross Internal Area (sq m)
Third	2,039	189.45	2,519	234.05
Second	2,951	274.19	3,447	320.25
First	2,942	273.36	3,446	320.17
Ground	2,379	220.95	3,000	278.74
Basement	2,277	211.57	3,119	289.77
TOTAL	12,588	1,169.52	15,531	1442.98

CAR PARKING

The property benefits from 16 car parking spaces; a parking ratio of 1:786 sq ft.

INDICATIVE FLOOR PLAN



TENANCY SUMMARY.

The property was let to Kingston University Higher Education Corporation on a 20 year lease from 5th June 1998 expiring 23rd June 2018 at a rent of £175,000 per annum. The Landlord and Tenant have agreed a short term extension, expiring on 30 September 2018. The lease does not provide the Tenant with Security of Tenure under the Landlord and Tenant Act 1954.

The rent payable for the period between 23 June 2018 and 30 September 2018 has been paid in advance to the Landlord.

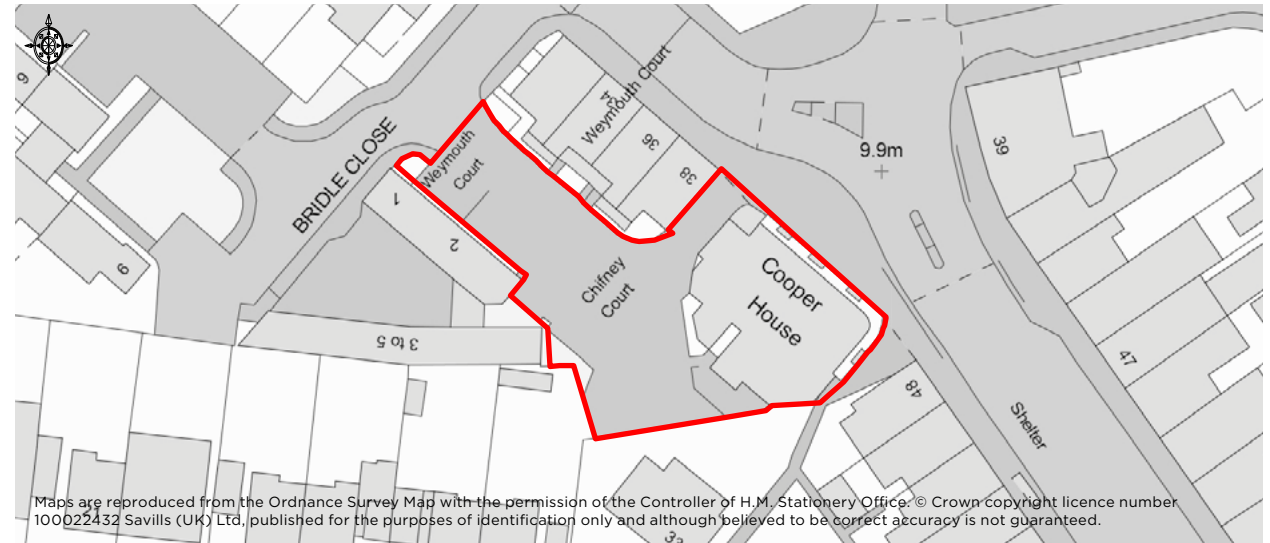
The dilapidations settlement has already been determined and agreed between the Landlord and Tenant. The Tenant has been released from future dilapidations claims and is required to maintain the property so it is returned in no worse condition on expiry of the current lease.

TENURE

The property is held freehold.

SITE AREA

Cooper House extends to a site area of approximately 0.252 acres (0.102 ha).



RESIDENTIAL DEVELOPMENT POTENTIAL

Cooper House offers a rare opportunity to purchase an office building in Kingston with potential for conversion or redevelopment to residential use, subject to planning.

Unlike much of Kingston town centre, Cooper House is not affected by an Article 4 Direction that prevents change of use from B1a Office uses to C3 Residential uses. Consequently, the property offers an excellent opportunity to deliver a residential development through permitted development rights that would not require the provision of affordable housing. This change of use would be subject to the submission of an application for Prior Approval, which would include details of noise mitigation, transport and highways impact, contamination and flooding.

The property has good accessibility, with a Public Transport Accessibility Level (PTAL) of 3 and is located in Flood Zone 1 and therefore at low risk from flooding. In terms of impacts of noise from nearby commercial uses, we note that residential and commercial uses interact in close proximity in this part of Kingston with limited impact on amenity. It is also unlikely that the site is subject to contamination risk given the existing use.

The property may also be appropriate for comprehensive redevelopment to a number of alternative uses and a Planning Note is available upon request setting out the policy context for any such redevelopment.

The property falls within the jurisdiction of The Royal Borough of Kingston upon Thames. Whilst the property itself is not listed or located within a Conservation Area, the adjoining properties at 32-38 Surbiton Road and the property opposite at 39 Surbiton Road are locally listed.

Map showing Kingston Town Centre Article 4 area.



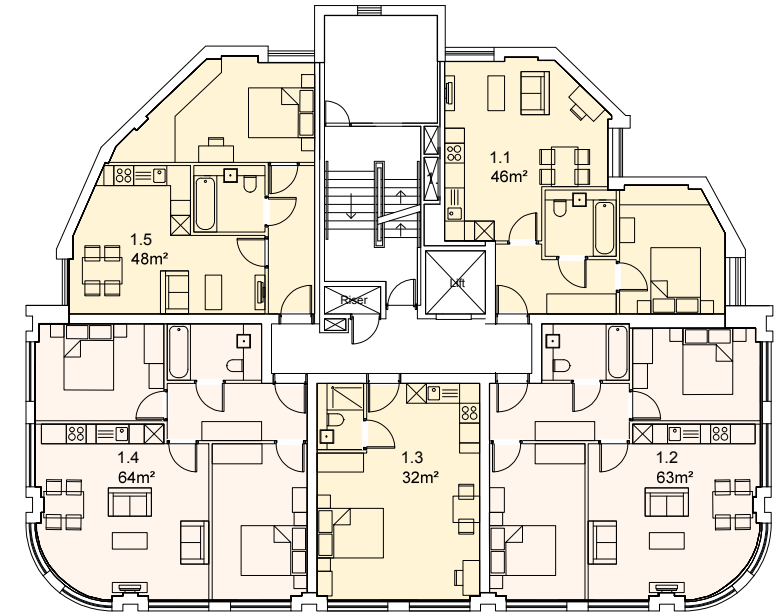
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INDICATIVE RESIDENTIAL SCHEME UNDER PERMITTED DEVELOPMENT RIGHTS

Formation Architects were instructed to prepare a high level feasibility study for the potential conversion of the property to residential use under permitted development rights. The indicative scheme prepared by Formation Architects comprises the following accommodation:

Unit Type	No. Of Units	Average sq m	Average sq ft	Combined sq m	Combined sq ft
Studio	2	32	344	64	689
1 Bed	7	46	495	322	3,466
2 Bed	7	65	701	456	4,908
TOTAL	16	53	566	842	9,063

Indicative first floor plan



Whilst there is potential for a comprehensive redevelopment of the property, no architectural feasibility studies have been prepared.



EPC

The building has an EPC rating of D.

VAT

The property has been elected for VAT.

TENURE

The property is for sale freehold with vacant possession from the 30th September 2018.

PROPOSAL

We have been instructed to seek unconditional offers in excess of £3,500,000 (Three Million Five Hundred Thousand Pounds) subject to contract and exclusive of VAT.

CONTACT

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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FURTHER INFORMATION

Further information available on request including:

- Floor plans
- Indicative Scheme
- EPC
- Lease

VIEWINGS

Viewings are strictly by appointment, please contact Savills to arrange a viewing.

METHOD OF SALE

The site will be sold by way of informal tender (unless sold prior).