



THAMES HOUSE, MARLOW ROAD, MAIDENHEAD, SL6 7AA

A part completed office to residential repositioning opportunity FOR SALE

WATLING
REAL ESTATE


CSquared

OPPORTUNITY HIGHLIGHTS

- ▶ Freehold
- ▶ Former HQ office building
- ▶ Located within a short walk of both Maidenhead Town Centre and Train Station
- ▶ The property previously benefitted from a Permitted Development Rights consent to convert the property to 43 residential units. There is an opportunity to reinstate this consent in order to complete the scheme, STPP
- ▶ Whilst conversion works have commenced, they have subsequently been halted

**OFFERS INVITED
FOR THE FREEHOLD INTEREST**

LOCATION

The property is located in Maidenhead, within the Royal Borough of Windsor, approximately 6 miles to the west of Slough, 12 miles north east of Reading and 25 miles west of London.

Maidenhead is a relatively small town of 67,375 people, however has grown over the years due to its proximity to London and ease of commute by rail.

The A308 connects the centre of Maidenhead with the A308(M) to the south which in turn connects to the M4/M404(M) interchange.

The M4 provides a direct link east to London and west to Swindon, Bristol and Cardiff. The M25 is approximately 10 miles to the east.

Maidenhead railway station, also serviced by the Elizabeth Line, is situated approximately 600 metres to the south of the property.

The property is located on Marlow Road to the immediate north of the A4/A308 intersection and forms a rectangular site running westerly from the Marlow Road.

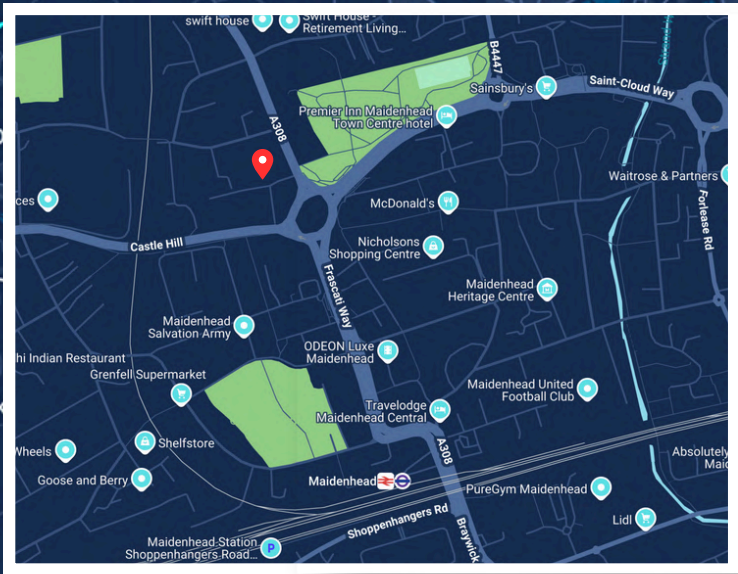
Maidenhead town centre is circa 500m to the east, accessed via West Street and High Street.

Directly opposite the subject can be found Kidwells Park and the Commonwealth War Graves Commission. The surrounding area is mixed, with residential properties to the north and west and commercial occupiers to the south and east, including a training college.





SUBJECT PROPERTY



CONNECTIVITY



RAIL



The property benefits from excellent transport links being located within close proximity to Maidenhead Mainline Railway Station.

Reading

14 mins



Maidenhead

Slough

9 mins

Ealing Broadway

31 mins

London Paddington

32 mins



CAR



The property benefits from good road connections with the A404(M) being in close proximity and connecting quickly to the M4 and in turn wider motorway network.

AIRPORT



London Heathrow Airport can be reached in 25 minutes via road.



DESCRIPTION

THAMES HOUSE

Thames House was originally built in 1998 as a headquarter office building and comprises a part two and part three storeys set under multiple pitched and hipped roofs.

In addition, there is a double basement with space for circa 140 cars.

The building is of traditional concrete frame construction with face brick elevations and extensive glazing. In addition, to the rear and above the 2 storey element is a roof terrace.

Albeit now halted, works have commenced to convert the property under PD rights to 43 residential units.

The completed development will comprise 1x studio flat, 19x 1 bed flats and 23x 2 bed flats.

The individual flats will all be of a similar layout with an open plan living room/kitchen, a double bedroom with fitted wardrobe and a bathroom. The 2 bed flats will have an ensuite.

The larger flats will also have an office/study.



PLANNING

Planning consent was granted, under prior approval, for the conversion of the existing offices to create 40 number flats (21/02171/CLASSO).

Subsequently, an additional prior approval application was approved for the creation of three further flats within the atrium (23/02800/CLAMA).

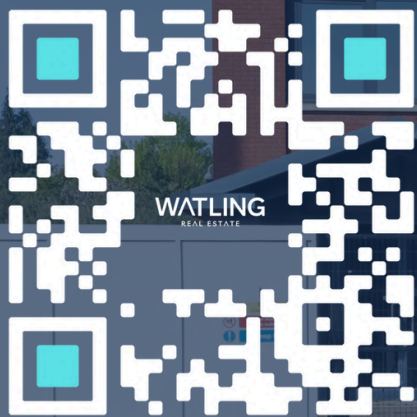
Subsequent applications have further varied the scheme. Application 24/00020/FUL was granted and allows for the creation of new external space at ground floor level for all the flats with the exception of flats 13, 14 & 15 that will now have balconies.

The previous consents will need to be reinstated in order to complete the scheme.



Accommodation Schedule

To see the accommodation schedule and floor plans, simply scan the QR code for access to our dataroom.



[Plans & Accommodation Schedule](#)



FURTHER INFORMATION

GUIDE PRICE

Offers are invited for the freehold interest

TENURE

The property is held freehold under title numbers BK115567 and BK103437.

VAT

We understand the property is opted for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs throughout the transaction.

VIEWINGS

Strictly by appointment only.

DATAROOM

[Click to access our data room.](#)

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

SALE BY JOINT RECEIVERS

The property is offered for sale on behalf of Georgina Eason and James Snowdon as Joint Receivers of Barker Homes Maidenhead Ltd.

The Joint Receivers offer no title or collateral warranties associated with this property or transaction. The Joint Receivers, their agents and representatives act without personal liability.

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Subject to Contract
Property Reference: 223100

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