

# FREEHOLD DEVELOPMENT SITE

WITH PLANNING PERMISSION GRANTED FOR 9 RESIDENTIAL UNITS & GROUND FLOOR COMMERCIAL

ANTHONY JAMES  
MANSEY

020 8568 2020

  
**VOKINS**  
CHARTERED SURVEYORS  
**020 8400 9000**  
[www.vokins.co.uk](http://www.vokins.co.uk)



**94 Windmill Road, Brentford, Greater London, TW8 9NA**



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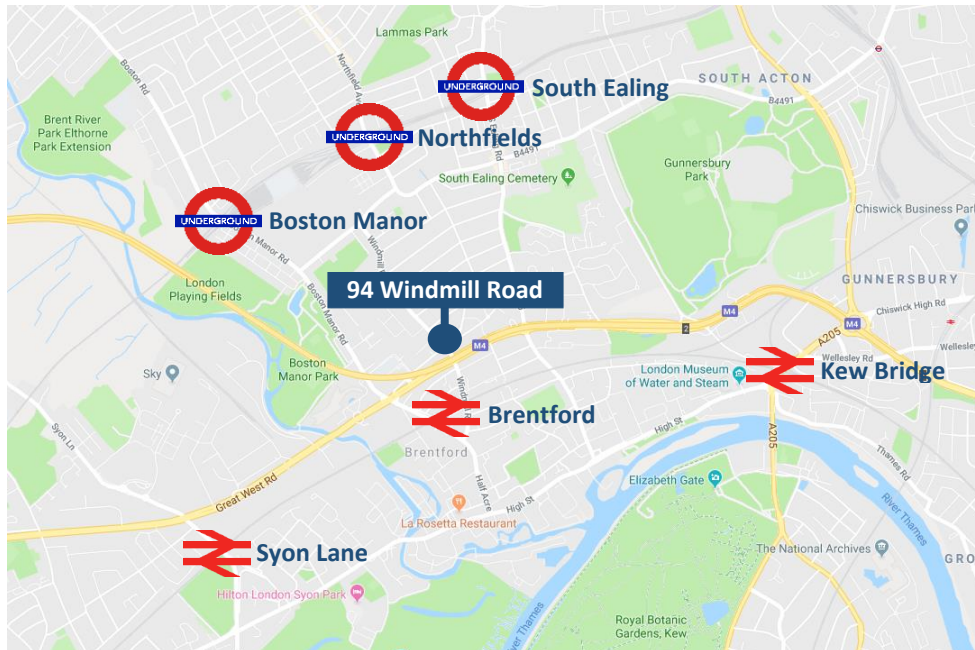


## LOCATION

The site is situated fronting the west side of Windmill Road (B452) at its junction with the north side of the Great West Road (A4) with visibility of the elevated section of the M4 motorway.

The A4 and M4 provide excellent links to Central London and the M25, and the nearby Chiswick roundabout connects to Gunnersbury Avenue (A406) and the North Circular Road.

Northfields underground station (Piccadilly Line) and Brentford Mainline Station are both less than a mile away from the site.



Brentford Station (District Line)	0.2 miles
South Ealing	0.6 miles
Northfields Station (Piccadilly Line)	0.8 miles
Boston Manor (Piccadilly Line)	1.0 miles



A4 – Great West Road	<0.1 miles
M4 – Brentford (Junction 1)	0.4 miles
Brentford High Street	0.6 miles
Heathrow Airport	5.4 miles

**John Vokins**  
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0208 400 9000

**Luke Storey**  
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**John Manser**  
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SUBJECT TO CONTRACT



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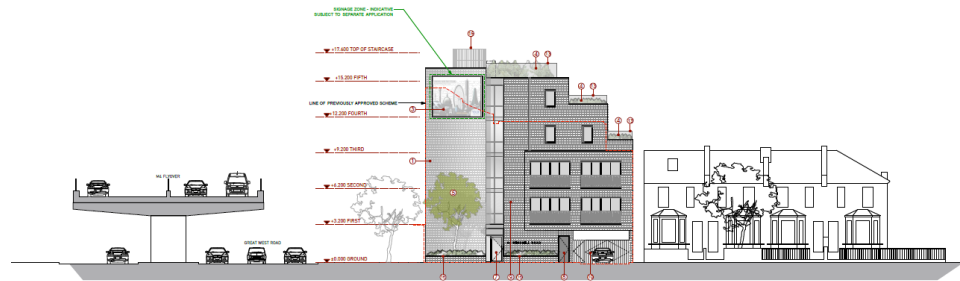
## PLANNING PERMISSION

Planning permission has been granted by The London Borough of Hounslow under Appeal Reference: **APP/F5540/W/17/3186406** for the erection of a part three, part four storey building comprising of the following: -

- Ground floor/basement office/showroom of 4,097 sq. ft. (353 sq. m.)
- 4 x 1-bedroom flats
- 4 x 2-bedroom flats
- 1 x 4-bedroom flat
- 9 parking spaces

In addition, planning is being sought for two illuminated advertisement panels to be erected on the property which are to be retained by the vendor.

Plans and further details available from the agents.



Vokins Chartered Surveyors

The Summit Suite, Floor 25 Kew Eye Tower, Great West Road, Brentford, TW8 0GA

Office: +44 20 8400 9000 | Email: [info@vokins.co.uk](mailto:info@vokins.co.uk) | [www.vokins.co.uk](http://www.vokins.co.uk)

## FREEHOLD

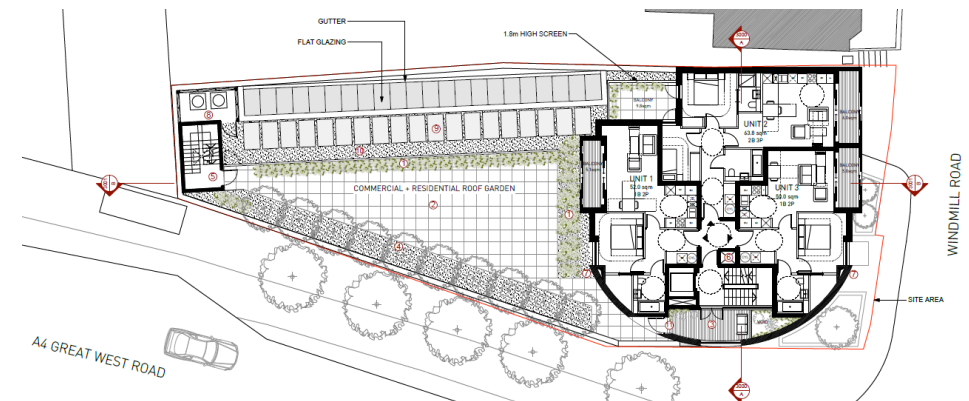
The entire site is available for offers in excess of £1,800,000 million (One Million, Eight Hundred Thousand Pounds).

## VAT

VAT is applicable in addition.

## VIEWING

Strictly through prior arrangement with joint sole agent Vokins or Anthony James Manser.



## Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

Anthony James Manser

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