



Vandervell House

MAIDENHEAD

Modern office building on an
established mixed-use park with Prior
Approval for 31 residential units

THE OPPORTUNITY

- 25,949 sq ft (2,410.70 sq m) modern office building on an established mixed-use park.
- Prior approval for change of use to 31 apartments over 3 floors.
- Opportunity for further development on the roof and in the surplus car park to provide further residential units. A basic scheme was drawn up on the car park and a copy is within this brochure.
- Site area of 0.46 hectares (1.14 acres).
- For sale freehold.



MAIDENHEAD

Maidenhead is one of the Thames Valley's principal commercial centres, benefitting from a growing and affluent population, and excellent connectivity.

Strategically located in the heart of the Thames Valley in close proximity to London, it has a thriving business community with high-profile occupiers including Johnson & Johnson, Costain, GlaxoSmithKline, Adobe, Siemens, Volvo, Abbott Laboratories, Seiko and Biogen. Many of these companies operate from Maidenhead as their national or international headquarters.

The town centre is set to benefit from a major £250 million redevelopment which will further improve retail and leisure amenity.

Access to Central London and the rest of the Thames Valley is unrivalled with excellent road and rail connections including the Elizabeth Line. The surrounding areas are among the most affluent in the South East and are home to a highly skilled labour pool.



LOCATION

Vandervell House is located on Vanwall Business Park which has become a mixed-use location close to Maidenhead town centre in a high-quality, landscaped environment.

The building is located on Vanwall Road at the rear of the park close to Bellway Homes' new build apartment scheme and several other former offices converted or due to be converted to apartments.

The property is located to the southwest of Maidenhead town centre. To the northwest of the site, the mainline railway leading east into Maidenhead station can be found and to the south of the Business Park is the A404.

Norden Road is situated on the eastern edge of the Business Park and has a regular bus service to the town centre. The Railway Station is located approximately 1.5 miles away, which is circa 5 minutes in the car and 20 minutes on foot. Maidenhead Railway Station

is on the Great Western Main Line with regular direct services into London's Paddington Station with fastest journey times from 19 minutes. The station also benefits from the Elizabeth Line, which provides four services per hour into Central London (six at peak times) and two per hour into Reading (four at peak times).

There are various schools located locally, with the closest being Desborough School, which is situated circa 1.1 miles away.

The site benefits from close proximity to key transport links including the A404(M), M4 motorway which also provide quick access to airports such as Heathrow.

VANDERVELL HOUSE, VANWALL ROAD, MAIDENHEAD, SL6 4UB



CONNECTIVITY

Road

Vanwall Business Park is located adjacent to the A404(M), which links directly to the M4 and M40 motorways.

Destination	Distance
M4 Motorway	2 miles
M40 Motorway	10 miles
M25 Motorway	12 miles
Central London	28 miles

Air

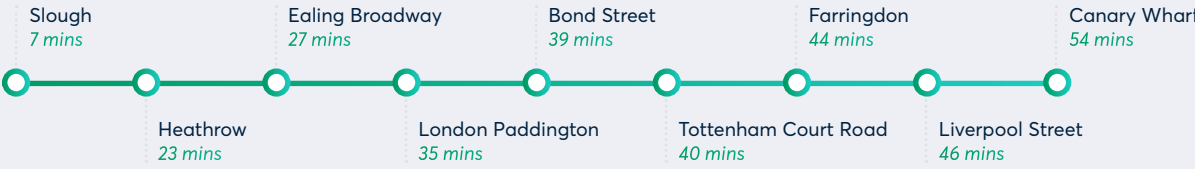
Heathrow, one of the world's busiest airports, is located only 15 miles east of Maidenhead with three more international airports within 50 miles.

Destination	Distance
Heathrow Airport	15 miles
London City Airport	38 miles
Luton Airport	42 miles
Gatwick Airport	50 miles

Rail

The nearby train station provides multiple trains per hour to London Paddington and Reading with key stops in between.

Elizabeth line from Maidenhead station



Train times from Maidenhead station



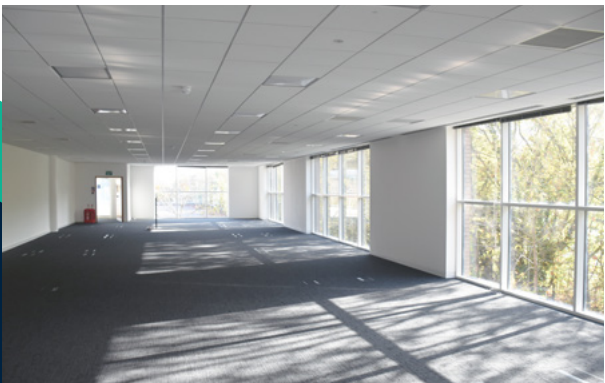
DESCRIPTION

Vandervell House was constructed in 2004 and comprises a modern, multi-let office building arranged over ground and two upper floors in a landscaped business park setting.

The elevations are brick clad with extensive glazing to the second floor and a newly refurbished reception.

Vandervell House currently provides the following office specification:

- Air-conditioning
- Suspended ceilings with LG7 compliant lighting
- Excellent natural light
- Floor to ceiling height of 2.7m
- Two 13-person passenger lifts
- Male, female and disabled WCs on each floor
- 109 car parking spaces providing an excellent out of town ratio of 1:238 sq ft.

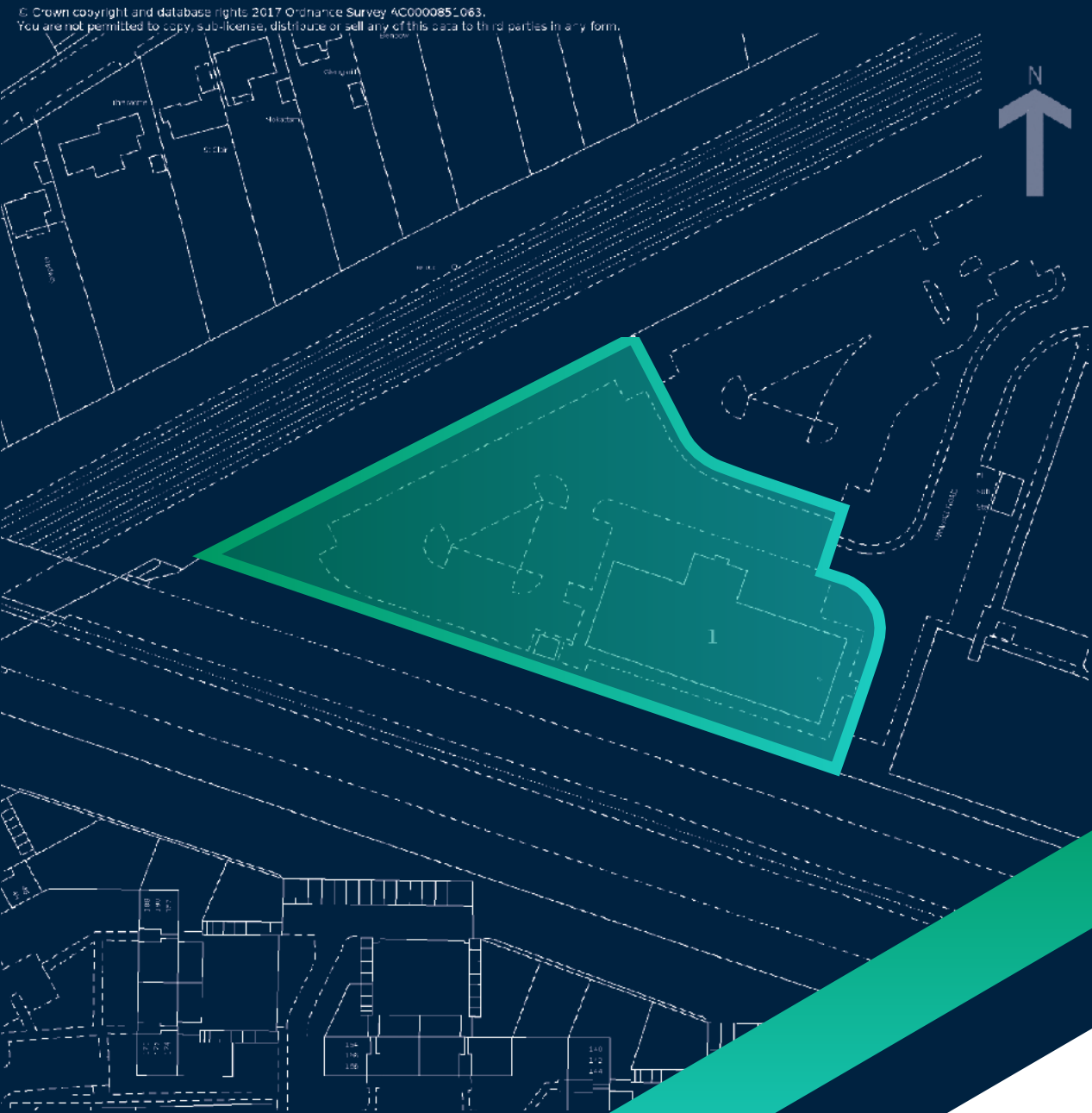


ACCOMMODATION

Floor	NIA sq m	NIA sq ft
Reception	86.90	935
Ground	750.80	8,082
First	837.60	9,016
Second	735.40	7,916
TOTAL	2,410.70	25,949

THE SITE

The Vandervell House site extends to approximately 0.46 hectares (1.14 acres).



Not to scale. For indicative purposes only.



PLANNING

The property benefits from planning under ref. 24/02295/CLAMA approved 12th November 2024.

Prior approval for the change of use from office building (Class E) to residential (Class C3) for 31no. dwellings.

FURTHER DEVELOPMENT OPPORTUNITY

Further potential remains to extend the existing building and also new build on the surplus car park area. A feasibility study has been undertaken to demonstrate the new build option.

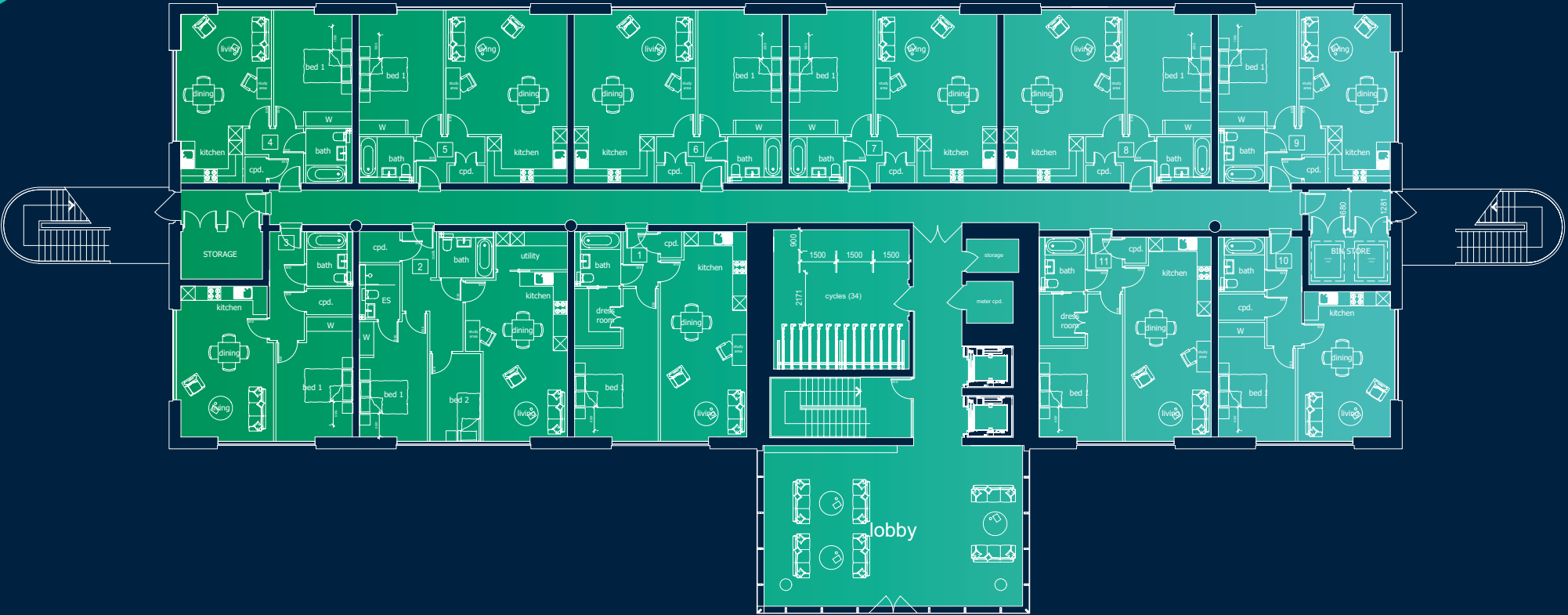
Maiden House (now Monaco House) on Vanwall Road was granted Prior Approval for 39 units and then consent for an additional storey for 7 units and new build for 14 units in the car park.

PRIOR APPROVAL RESIDENTIAL SCHEME

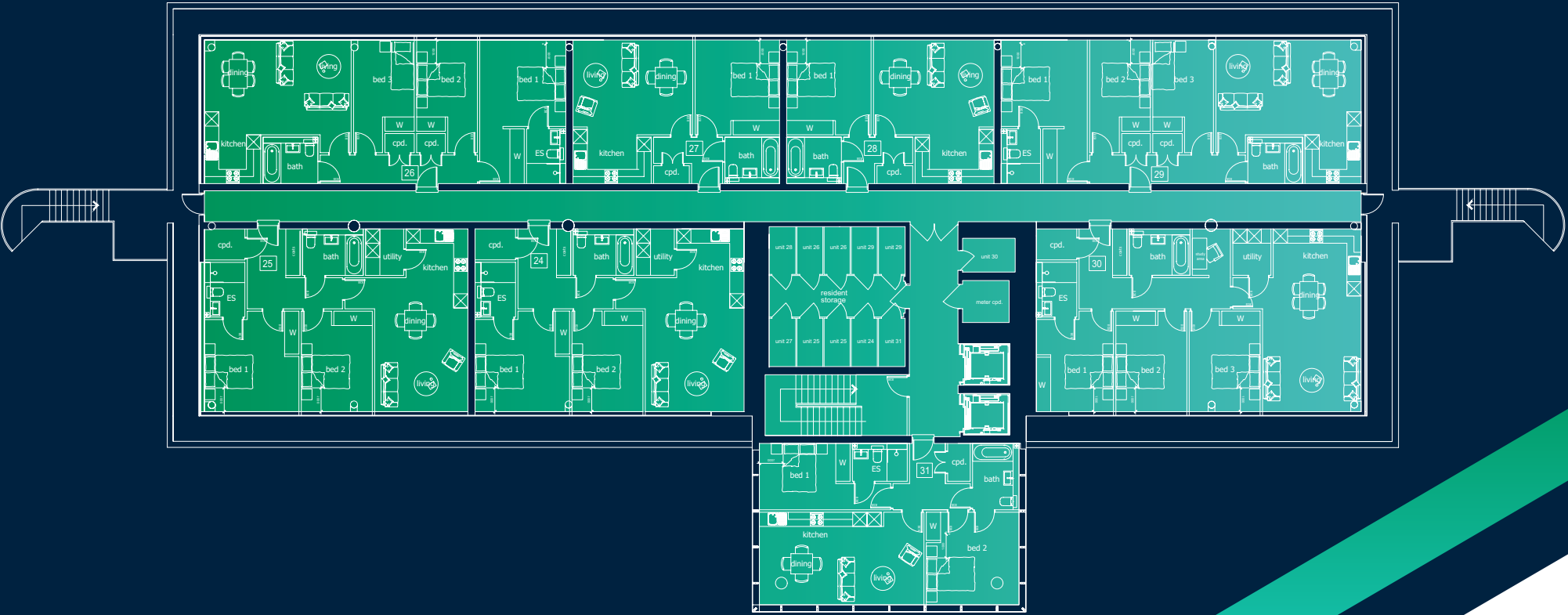
Type	Unit no.
1b2p	22
2b4p	6
3b5p	2
3b6p	1
TOTAL	31

No.	Bed/ Persons	GIA (sq m)	GIA (sq ft)	Parking	Bikes
Ground floor					
1	1b2p	62.8	676.0	1	1
2	2b4p	75.8	815.9	2	2
3	1b2p	53.9	580.2	1	1
4	1b2p	51.2	551.1	1	1
5	1b2p	62.2	669.5	1	1
6	1b2p	62.2	669.5	1	1
7	1b2p	62.2	669.5	1	1
8	1b2p	62.2	669.5	1	1
9	1b2p	51.5	554.3	1	1
10	1b2p	53.9	580.2	1	1
11	1b2p	61.0	656.6	1	1
First floor					
12	1b2p	62.8	676.0	1	1
13	2b4p	75.8	815.9	2	2
14	1b2p	62.5	672.7	1	1
15	1b2p	51.2	551.1	1	1
16	1b2p	62.2	669.5	1	1
17	1b2p	62.2	669.5	1	1
18	1b2p	62.2	669.5	1	1
19	1b2p	62.2	669.5	1	1
20	1b2p	51.5	554.3	1	1
21	1b2p	61.0	656.6	1	1
22	1b2p	61.0	656.6	1	1
23	2b4p	73.8	794.4	2	2
Second floor					
24	2b4p	86.6	932.2	2	2
25	2b4p	84.8	912.8	2	2
26	3b5p	91.4	983.8	2	2
27	1b2p	52.2	561.9	1	1
28	1b2p	52.5	565.1	1	1
29	3b5p	91.1	980.6	2	2
30	3b6p	104.9	1,129.1	2	2
31	2b4p	73.8	794.4	2	2
TOTAL		2,044.6	22,007.8	40	40

Ground floor



Second floor



Not to scale. For indicative purposes only.

OFFICE MARKET

Maidenhead is a key Thames Valley office location with 169,000 sq ft of take-up in 2024.

Supply out of town and in town is quite constrained as take-up and conversion to alternative uses diminishes availability, while pipeline development has been severely limited. This has led to record rents being achieved in the town which is still a sought after location for investors.

Date	Property	Tenant	Size (sq ft)	Rent (per sq ft)
U/O	The Reach	Stanley Black & Decker	15,000	TBA
Dec 2024	3rd Fl - The Point	Sequrius	10,500	£42.50
Oct 2024	SC House - Vanwall BP	PMI (owner occupier)	115,000	£12m sale
June 24	Proxima	My Work Spot	20,000	£32.00
June 24	One Bell Street	Glencore	20,000	£36.89
April 24	The Yard	Christopher Ward Watches	12,000	£34.50
Mar-24	Tempo	J&J	97,488	£52.50
Sept 23	Quantum	JDE	11,168	£30.00
Sept 23	Concorde Park	Seiko	15,621	£23.50
Nov 22	5 Foundation Park	Leo Pharma	5,348	£35.00
May-22	5 Foundation Park	LabCorp	16,447	£34.00
Jan-22	1 Foundation Park	Ultra Electronics	56,825	Conf

RESIDENTIAL MARKET

Maidenhead has emerged as an aspirational place to live with the benefits of a thriving economy with corporate occupiers moving in.

It benefits from improved public realm and leisure amenity and of course the Elizabeth Line providing quick and easy access to London and surrounding towns. The Office of National Statistics has demonstrated rising prices and outpacing the wider South East.

Vanwall Business Park already has residential use within it and Bellway Homes is on site building out a 91 unit new build apartment scheme on the site of the old Mattel House making the park a truly mixed-use location.

House Price £554,000

The average house price in Windsor and Maidenhead was £554,000 in November 2024 (provisional), up 2.8% from November 2023. This was higher than the rise in the South East (1.4%) over the same period.

Monthly Rent £1,723

Private rents rose to an average of £1,723 in December 2024, an annual increase of 13.3% from £1,520 in December 2023. This was higher than the rise in the South East (7.9%) over the year.

First - time buyers £435,000

The average price paid by first-time buyers was £435,000 in November 2024 (provisional). This was 4.1% higher than the average of £417,000 in November 2023 (revised).



FURTHER INFORMATION

Legal

The site is owned freehold under the registered Title Number: BK485515

Each party to bear its own legal costs.

Services

Purchasers are advised to make their own enquiries with the supply companies in respect of their specific requirements.

VAT

We are advised that the property is VAT registered and will be charged on the purchase price.

Should any prospective bidders have issues with VAT being payable on the purchase price they should raise it at the outset and take advice as to its effects on the purchase and any funding.

AML / Money laundering

In order to comply with anti-money laundering legislation, the purchaser will be required to provide certain identification documents. These documents will be confirmed to and requested from the purchaser at the point of agreeing Heads of Terms.

Park management & management company

The estate road is owned by Vanwall 2 Management Company Limited. As part of the sale of Vandervell House, the buyer will be invited to become a member of the Vanwall 2 Management Company Limited. Full details in the data room.

EPC

The EPC certificate for the property is within the Information Pack.

Data room

Further information on Title, planning and the scheme is available via the link below:

vandervellhouseopportunity.co.uk

Proposal

Purchase of the freehold interest.

CONTACT

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