

GLPG



# Brook House

65 STIRLING ROAD  
ACTON, W3 8DJ





# Executive Summary

DEVELOPMENT OPPORTUNITY TO CREATE  
49 APARTMENTS AND COMMERCIAL SPACE  
ON THE GROUND AND FIRST FLOOR

- The site extends to approx. 0.198 acres (0.08 ha) and comprises a two-storey industrial building
- The site is situated in a mixed-use area, with existing and emerging residential developments nearby along Stirling Road and Bollo Lane
- There is a resolution to grant planning permission, subject to signing of a s106 agreement to create 49 apartments and 696.80 sqm (7,500 sqft) of commercial space on the ground and first floor
- The total proposed NIA (residential) is approx. 3,088.3 sqm (33,243 sqft)
- The total proposed GIA is approx. 5,845 sqm (62,916 sqft)
- 17 apartments will be allocated to affordable housing
- The property is for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £3,500,000, subject to contract





GUNNESBURY PARK

ACTON TOWN STATION

BROOK HOUSE

ACTON TOWN CENTRE

SAINSBURY'S LOCAL

SOUTH ACTON STATION

ACTON MONTESSORI NURSERY & PRESCHOOL

CHISWICK BUSINESS PARK

CHISWICK PARK STATION

CHISWICK HIGH ROAD

CHISWICK

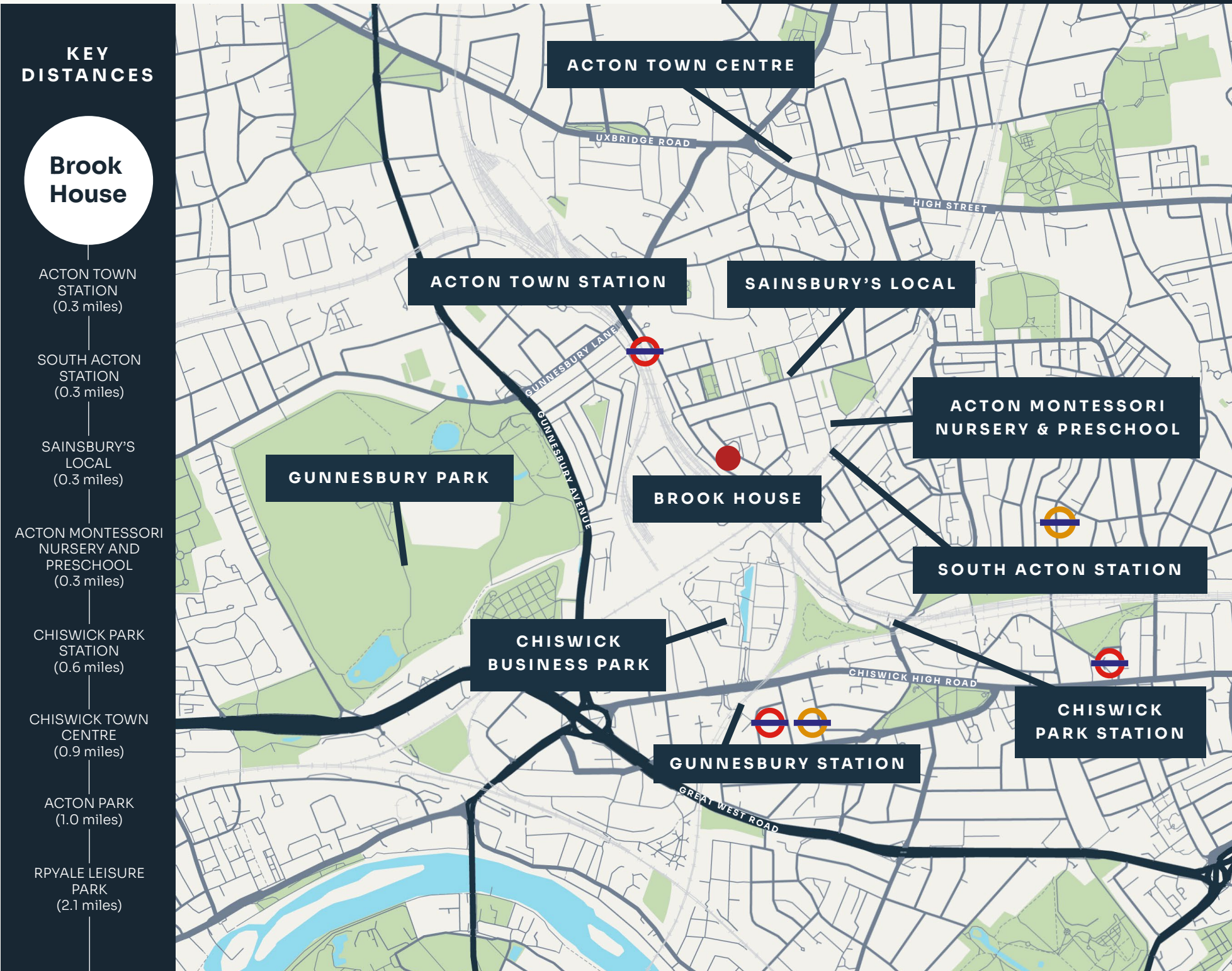


# Location

Acton, located in West London, is a vibrant and well-connected area. The area is seeing ongoing investment and regeneration, making it an increasingly popular destination for both businesses and residents.

Local amenities include a variety of shops, cafés, and restaurants along Chiswick High Road and Turnham Green Terrace, as well as gyms, supermarkets, and well-regarded schools. Green spaces such as Chiswick House and Gardens and nearby Duke’s Meadows offer leisure and recreation options.

The property is a 7-minute walk from Acton Town Station (Underground) and South Acton Station (Overground), with a 24-minute journey into Leicester Square Station (Piccadilly Line).





# Regeneration on Bollo Lane/Stirling Road

The Bollo Lane and Stirling Road corridor in West London, located in the London Borough of Ealing near Acton, is undergoing a major transformation driven by ambitious regeneration plans focused on housing, connectivity, and local economic development. This area, historically characterised by light industrial and railway-related uses, is being reshaped into a vibrant mixed-use community, capitalising on its strategic location and excellent transport links.

## TfL-Led Development

Transport for London (TfL), in partnership with developers such as Barratt London, has led a flagship regeneration scheme on Bollo Lane. This project will deliver around 900 homes, including 50% affordable housing, along a 1.1km stretch of Bollo Lane, with associated retail, workspace, and landscaped public spaces. It is one of TfL's largest housing initiatives outside central London. Construction is planned to start in July 2025.

## Employment and Workspace Provision

The Stirling Road industrial estate is being repositioned to support modern employment uses, including flexible workspaces for SMEs and creative industries. This supports Ealing Council's wider economic development plan to retain employment while accommodating growth.

## Urban Design and Public Realm Enhancements

The masterplan focuses on high-quality architecture, active street frontages, and green infrastructure. Bollo Lane will be reshaped with tree-lined boulevards, cycleways, and accessible open spaces, contributing to a healthier, more inclusive urban environment.







# Planning

There is a resolution to grant planning permission, subject to signing of a s106 agreement (Ref: 250006FUL - Ealing Council) to create 49 apartments (20 x 1-bedroom, 28 x 2-bedroom and 1 x 3-bedroom) and 696.80 sqm (7,500 sqft) of commercial space on the ground and first floor.

17 apartments will be allocated to affordable housing (40% Shared Ownership tenure, and 60% London Affordable Rent Tenure).

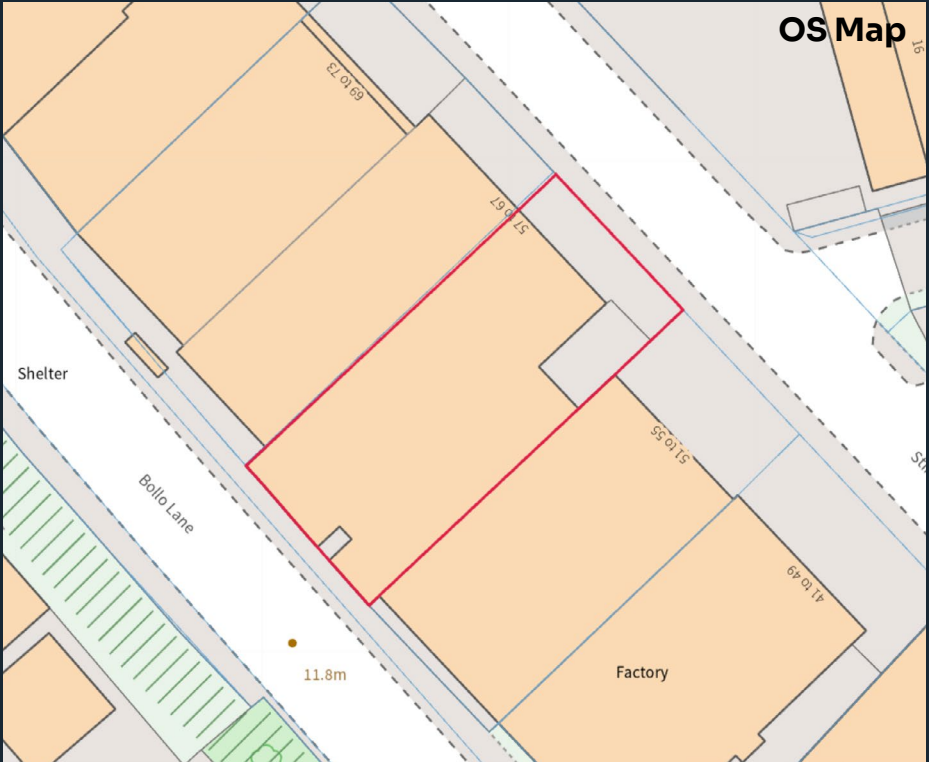
The total proposed NIA (residential) is approximately 3,088.3 sqm (33,243 sqft), and the proposed GIA is approximately 5,845 sqm (62,916 sqft).

The proposed development will benefits from communal amenity space - terrace with child playspace on the second floor and a roof terrace.

2 stair cores and 3 lifts are proposed. 2 blue badge spaces at the front of the property and 60 cycle space on the first floor are proposed.

## Proposed Commercial Accomodation Schedule

Unit	Floor	Sqm	Sqft
1	Ground	400.80	4,314
2	First	296.00	3,186
Total		696.80	7,500



Proposed Residential

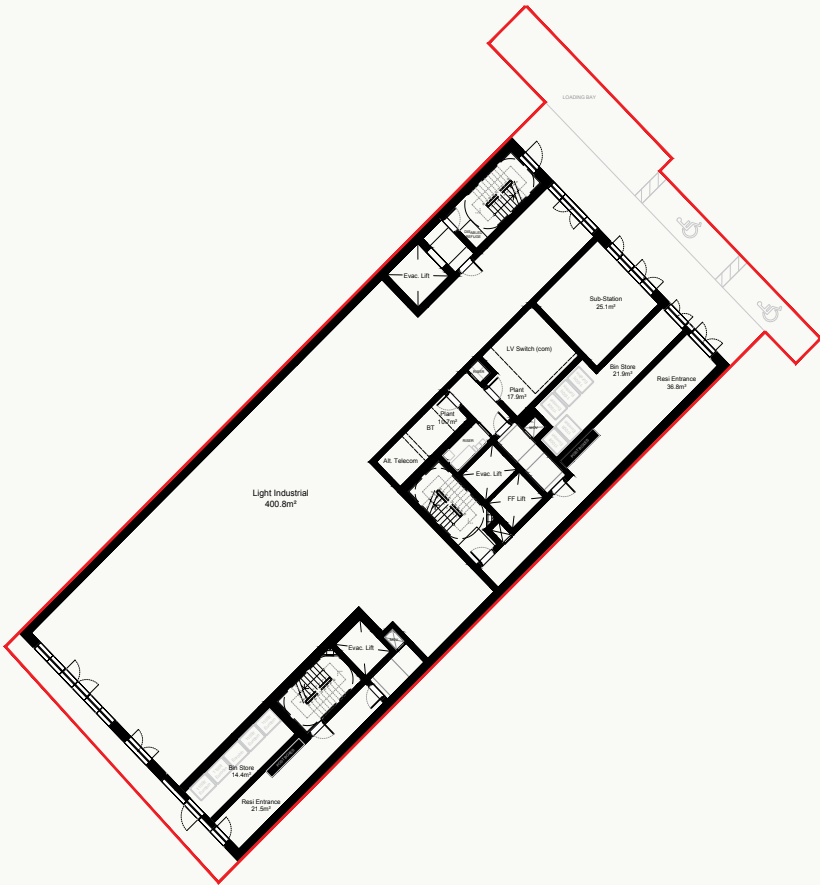
# Accomodation Schedule

Apartment	Tenure	Floor	Beds	Sqm	Sqft
2.01	LAR	2	1B2P	54.3	585
2.02	LAR	2	2B3P	66.2	713
2.03	LAR	2	1B2P	51.4	553
2.04	LAR	2	3B5P	91.3	983
3.01	LAR	3	1B2P	50.4	543
3.02	LAR	3	2B4P	70.2	756
3.03	LAR	3	2B4P	71.8	773
3.04	LAR	3	1B2P	50.2	540
3.05	LAR	3	2B4P	71.3	768
4.01	SO	4	1B2P	50.4	543
4.02	LAR	4	2B4P	70.2	756
4.03	SO	4	2B4P	71.8	773
4.04	SO	4	1B2P	50.2	540
4.05	SO	4	2B4P	71.3	768
5.01	SO	5	1B2P	50.4	543
5.02	SO	5	2B4P	70.2	756
5.03	SO	5	2B4P	71.8	773
5.04	PRI	5	1B2P	50.2	540
5.05	PRI	5	2B4P	71.3	768
6.01	PRI	6	1B2P	50.4	543
6.02	PRI	6	2B3P	70.2	756
6.03	PRI	6	2B4P	71.8	773
6.04	PRI	6	1B2P	50.2	540
6.05	PRI	6	2B4P	71.3	768
7.01	PRI	7	1B2P	50.4	543

Apartment	Tenure	Floor	Beds	Sqm	Sqft
7.02	PRI	7	2B3P	70.2	756
7.03	PRI	7	2B4P	71.8	773
7.04	PRI	7	1B2P	50.2	540
7.05	PRI	7	2B4P	71.3	768
8.01	PRI	8	1B2P	50.4	543
8.02	PRI	8	2B3P	70.2	756
8.03	PRI	8	2B4P	71.8	773
8.04	PRI	8	1B2P	50.2	540
8.05	PRI	8	2B4P	71.3	768
9.01	PRI	9	1B2P	50.4	543
9.02	PRI	9	2B4P	70.2	756
9.03	PRI	9	2B4P	71.8	773
9.04	PRI	9	1B2P	50.2	540
9.05	PRI	9	2B4P	71.3	768
10.01	PRI	10	1B2P	50.4	543
10.02	PRI	10	2B4P	70.2	756
10.03	PRI	10	2B4P	71.8	773
10.04	PRI	10	1B2P	50.2	540
10.05	PRI	10	2B4P	71.3	768
11.01	PRI	11	1B2P	50.4	543
11.02	PRI	11	2B4P	70.2	756
11.03	PRI	11	2B4P	71.8	773
11.04	PRI	11	1B2P	50.2	540
11.05	PRI	11	2B4P	71.3	768
Total				3,088.30	33,243

# Proposed Floor Plans

GROUND FLOOR



FIRST FLOOR



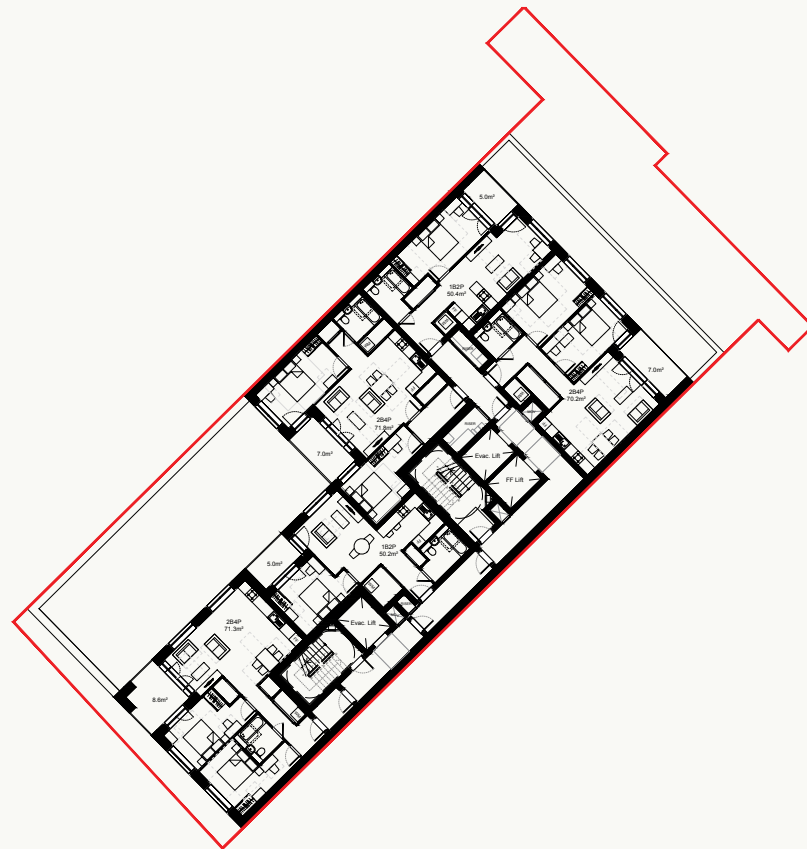
SECOND FLOOR





# Proposed Floor Plans

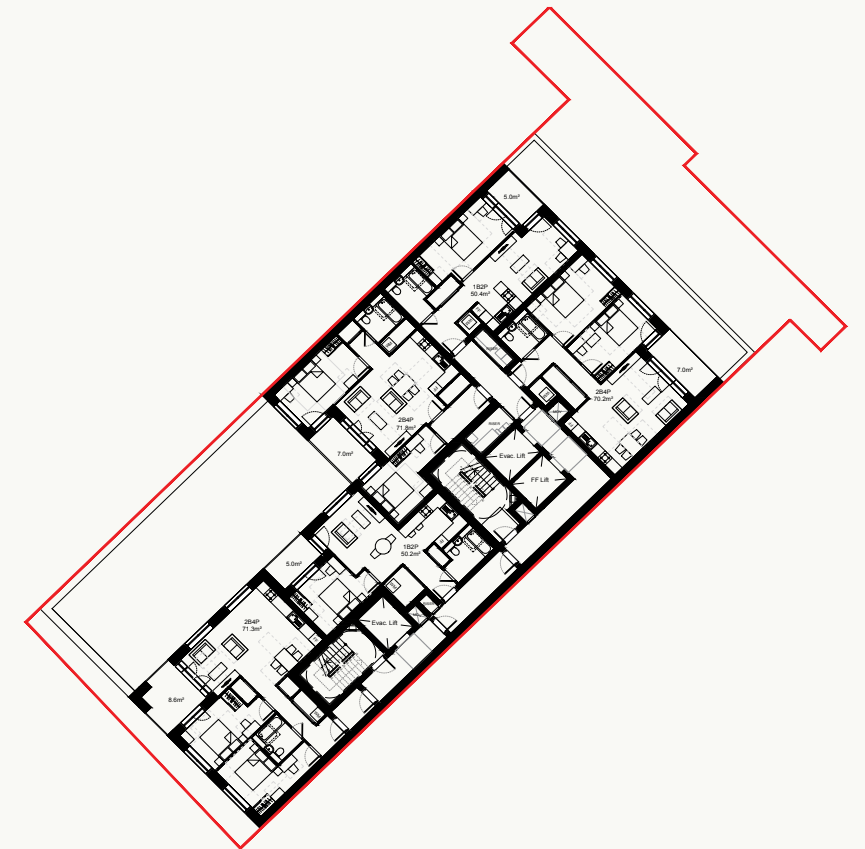
### THIRD - FIFTH FLOOR



## SIXTH - EIGHTH FLOOR



## NINTH - ELEVENTH FLOOR





## METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £3,500,000, subject to contract.

## VAT

The property is elected for VAT.

## FURTHER INFORMATION

Further information and associated documents can be found by visiting:

[www.glpj.co.uk/brook-house/](http://www.glpj.co.uk/brook-house/)

## CAPITAL ADVISORY

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:

020 3336 7377 or email [capital@glpg.co.uk](mailto:capital@glpg.co.uk).

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# GLPG

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