

Lot 8, One The Glanty, Staines, London,

TW20 9AH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Prime West London Development / Repositioning Opportunity

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Property Information

Prime West London Development / Repositioning Opportunity		Location	Description
• Rare freehold development / repositioning opportunity extending to 2.11 acres (0.85 ha) • Prominent M25-visible position with 75m of frontage to The Glanty/Causeway (A308), within 700m of M25 Junction 13 • Substantial office building of 68,544 sq. ft. (6,367.95 sq. m.) arranged over ground and three upper floors • 293 car parking spaces, reflecting a ratio of 1:234 sq. ft. • Potential to refurbish/extend (lapsed 2020 consent for two additional floors) or redevelop for logistics/warehousing (subject to consents) • Low capital value on guide price (£43 psf)		Miles 23 miles south-west of central London, 5 miles south of Heathrow Airport Roads M25 (J13), A308, M3, M4 Rail Egham & Staines Railway Stations Air London Heathrow Airport	The property comprises a self-contained detached office building of steel frame construction, arranged over ground and three upper floors, providing 68,544 sq. ft. (6,367.95 sq. m.) of open-plan office accommodation with a double-height reception and glass-roofed atrium. The site extends to approximately 2.11 acres (0.85 ha) and includes a 3-level decked car park plus surface parking, totalling 293 spaces.
Lot 8	Auction 17th September 2026	Situation The property is prominently situated on The Glanty/Causeway (A308) within one of the west M25's premier commercial locations, within half a mile of M25 Junction 13 and 5 miles of Heathrow Airport. Nearby occupiers include Gartner, ADP, Future Electronics, Aldi, VMware, Mallinckrodt Pharmaceuticals, Bupa and Salesforce.com.	VAT VAT is applicable to this lot.
Vacant Possession	Status Available	Tenure Freehold.	Planning Planning permission was granted in October 2020 (ref. RU.20/0862) for two additional office floors, a further decked car parking level and associated remodelling. This permission has now expired but may be capable of renewal. The site also falls within The Causeway and Pinetrees Business Park Strategic Employment Area (SEA3) under the Runnymede Local Plan 2030, supporting alternative employment uses including warehouse/logistics, self-storage and R&D, subject to planning.
Sector Office, Development On Behalf of a Major Fund	Auction Venue Live Streamed Auction		

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq. m.	Floor Areas Approx. (sq. ft.)	Possession
Ground	Reception	91.58	(986)	VACANT
Ground	Office	1,612.54	(17,357)	VACANT
First	Office	1,507.71	(16,228)	VACANT
Second	Office	1,578.06	(16,986)	VACANT
Third	Office	1,578.06	(16,986)	VACANT
Total Approximate Floor Area		6,367.95	(68,544)	

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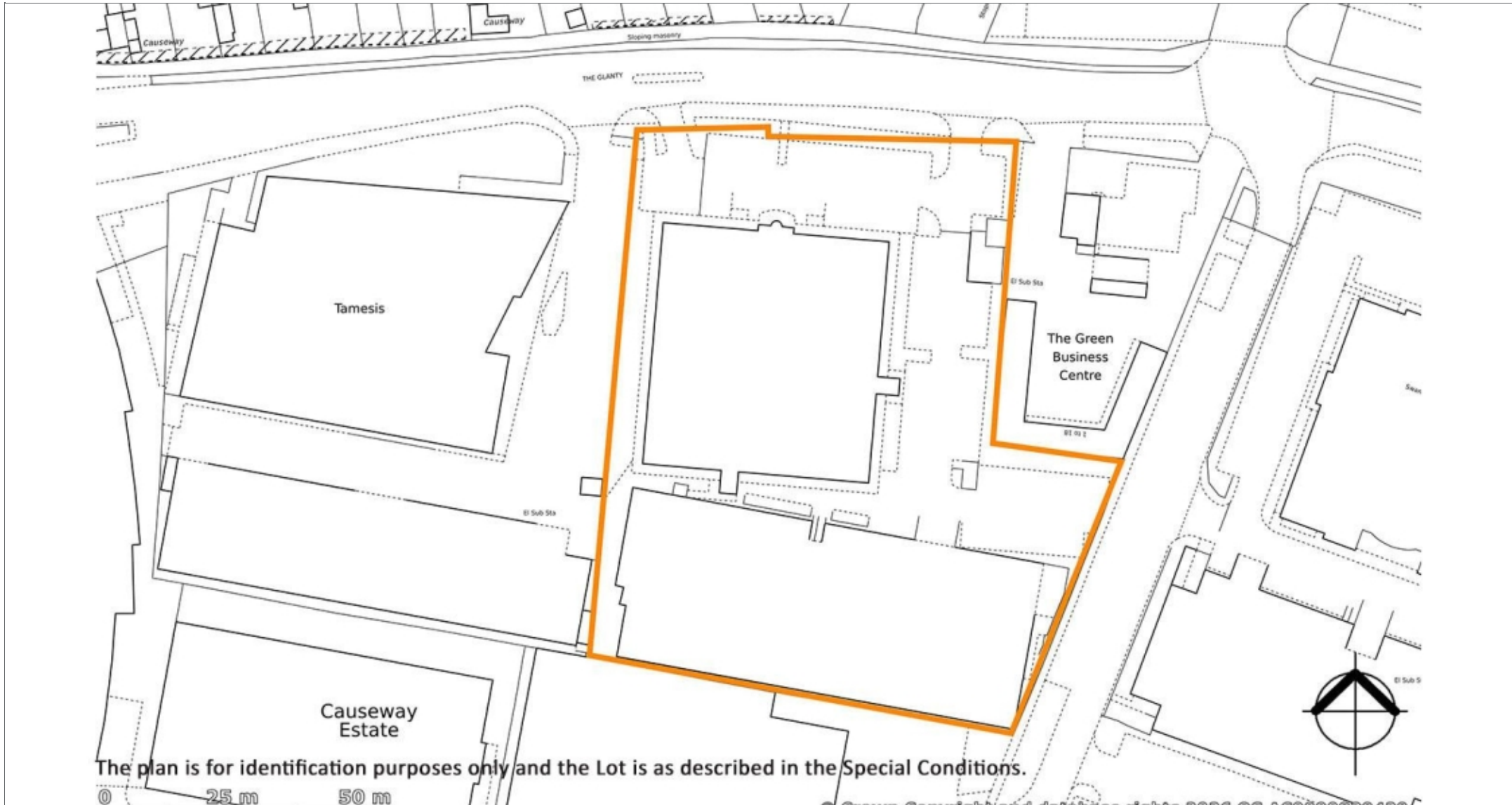
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