

FOR SALE

74 OLDFIELD ROAD

HAMPTON, LONDON, TW12 2HR

RARE FREEHOLD OPPORTUNITY OFFERING EXISTING
USE OR REDEVELOPMENT OPPORTUNITIES (STPP)



Outline for indicative purposes only

EXECUTIVE SUMMARY

- Approximately 0.78 acres in the heart of Hampton, providing significant opportunity for investment and redevelopment across a range of uses.
- Attractive location in Hampton, South-West of London, located just , located 0.1 miles (3 minutes walk) from Hampton Station and 0.9 miles (20 minutes walk) from Hampton Town Centre.
- Excellent connectivity to central London via the A316 and Junction 1 of the M3, 2.3 miles to the West.
- Existing building comprises a self-contained warehouse with ancillary 2 storey offices of approximately 17,319 sq ft (GIA), offering a rare freehold opportunity for owner occupiers, as well as redevelopment potential for a range of uses, including self storage, later living, retail, leisure and residential (STPP).
- Under the Local Plan the site is allocated under Policy LP42: Industrial Land and Business Parks, supporting its importance to the Boroughs employment base and enhancement of industrial buildings
- Planning consent (24/0865/FUL) granted in January 2025 for a new two-story building (plus basement) comprising a self-storage facility (Use Class B8) and business centre (Use Class E).
- Benefits from extensive local amenities situated on Hampton Hill and close to open spaces along the River Thames.
- Offers are invited on an unconditional basis for the Freehold interest.



DESCRIPTION

The site extends to approximately 0.78 acres and provides an existing self-contained warehouse building with 2 storey ancillary offices, which benefits from:

- Secure, self-contained site with additional internal secure loading area
- Min. clear height of 5.2m, rising to 7.5m
- Two full height, electrically operated level access loading doors
- Two storey offices
- PV panels to roof
- 36 car parking spaces
- 3 phase power & capped GAS supply
- 51% site cover

AREA	SQ FT (GIA)	SQ M (GIA)
Warehouse	9,872	917
Mezzanine	1,178	109
GF Offices	3,134	291
1st Floor Offices	3,134	291
TOTAL	17,319	1,609

ALLS AREAS ARE APPROXIMATE

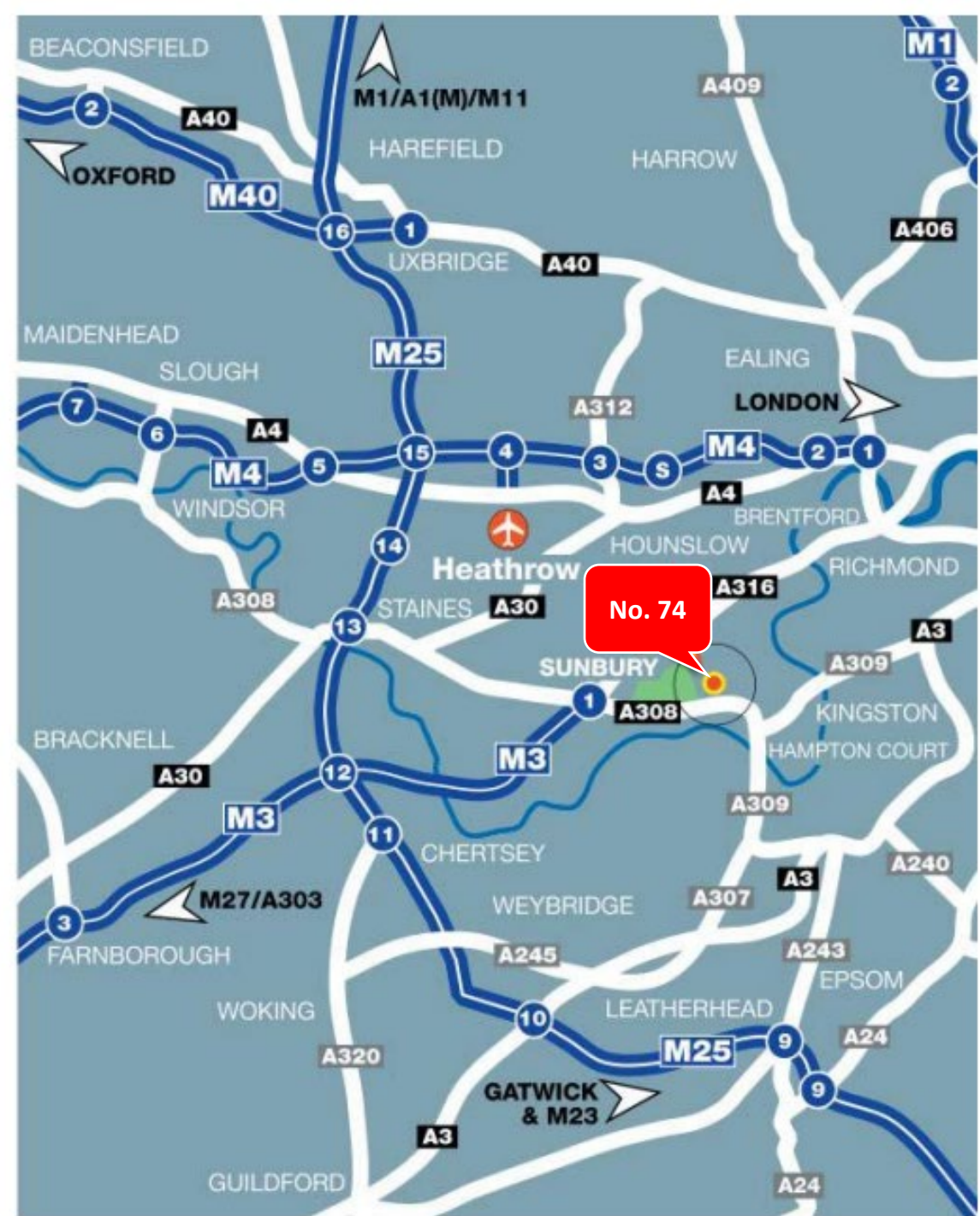
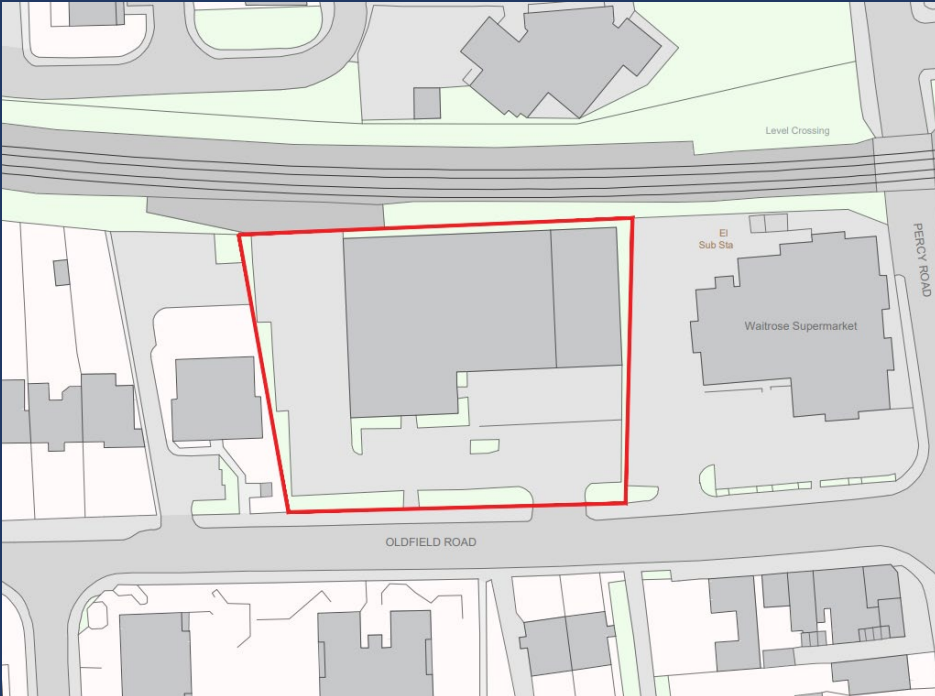
LOCATION

The site occupies a prominent position off Oldfield Road in Hampton, benefiting from excellent connectivity and established local amenities.

Hampton National Rail Station lies within a 3-minute walk, providing direct services into Central London. Road access is equally strong, with the A308 connecting to the M3 motorway, A316 arterial route into central and Heathrow Airport approximately six miles to the north.

The immediate area combines both residential dwellings and commercial activity. Oldfield Road serves as the primary access route to Kingsway Business Park and the Kempton Gate industrial units, reinforcing the location's established commercial credentials.

The site is bound by the railway line to the north, residential properties to the west and south, and a Waitrose supermarket with associated parking to the east.





SITE

Kingsway &
Kempton Gate
Business Park

A316/ Great Chertsey Road

Hatherop
Park

St Marys
Hampton
Primary School

Waitrose

Hampton Station



A308/ Upper
Sunbury Road



Waitrose Hampton.....1 minutes
Hampton Station3 minutes
Hampton Village Green.....6 minutes
Twickenham Rugby Club.....21 minutes

CONNECTIVITY

The site is located approximately 0.1 miles from Hampton (London) railway station, providing direct South Western Railway services to Kingston upon Thames within 12 minutes and London Waterloo in 36 minutes. Kingston serves as a key regional hub, offering rail connections across South West London and Surrey. Richmond and Twickenham are both readily accessible by a combination of rail and frequent local bus services.

The surrounding road network is well developed, with the A308 providing east-west connections between Kingston, Teddington and Staines, and onward access to the A3, M3 and M25, facilitating travel across London and into the wider national motorway network.

Car



Hampton Hill Town Centre.....9 minutes
Nuffield Health, Teddington....10 minutes
A316/ J1. M3.....12 minutes

Train



Kingston Upon Thames.....12 minutes
Richmond.....15 minutes
London Waterloo.....36 minutes

Air



London Heathrow.....6.1 miles

EXISTING USE

INDUSTRIAL & LOGISTICS

Hampton lies at the intersection between two core industrial markets: Heathrow & West London and the M3 corridor. The A316 provides access into Central London and the M3 is 7 minutes away giving direct access to the south coast and the M25, which in turn provides easy access to the A3, M4, M40 & the wider motorway network. Heathrow Airport is just 6 miles to the north. Subsequently, the area is a draw to a range of occupiers including trade counter operators, logistics providers and local service-based businesses.

Occupier demand across the South-East strengthened in 2025, with take-up reaching 6.4m sq ft marking a return above the five-year pre-pandemic average. This is reflected locally, with rental growth of 9.1% over the past three years.

The site offers occupiers a rare secure, self-contained freehold opportunity in this location. Investors have the opportunity to add value, either by way of refurbishment and re-letting of the existing property or via reconfiguration / redevelopment (STPP) to capitalise on robust demand and low stock levels.



PLANNING

BACKGROUND

Planning permission for the current premises was granted in November 1982 (81/0411).

The site is allocated in the Local Plan under Policy LP42: Industrial Land and Business Parks, recognising its importance to the borough's employment base.

The principle of redevelopment for an intensified Class B8 self-storage use has been accepted in policy terms. Planning considerations include the site's relationship with adjoining commercial and residential properties, the railway line to the north, and the need to ensure the scheme remains acceptable in townscape, amenity, access, transport and operational terms.

CONSENTED SCHEME

A planning application (24/08565/FUL) was submitted for the demolition of the existing industrial building and redevelopment of the site in April 2024, which was granted consent in January 2025 for;

'Demolition of an existing industrial building and the redevelopment of the site to provide a two-storey mixed use building with mansard roof and basement floor comprising a self-storage facility (Use Class B8) with a floorspace of 5,264sqm and a business centre (Use Class E (g)(i)) providing 170sqm of affordable workspace. Associated facilities include car, van and cycle parking spaces, electric vehicle charging points, new tree planting, landscaping, fencing, gates, air source heat pumps, PV panels and biodiverse roof.'

S106

The S106 Agreement secures financial contributions and monitoring payments totaling £63,590, subject to indexation.

CIL

The scheme is liable for Mayoral CIL amounting to an estimated amount of £236,543.27.

Bidders should rely on their own enquiries and due diligence as to all planning obligations, contributions and liabilities associated with the extant consent.



ALTERNATIVE DEVELOPMENT POTENTIAL

LIVING

Hampton represents an attractive pocket in South-West London nearby Hampton Court and East Molesey, combining a riverside setting, excellent connectivity, and consistent buyer demand. House prices in the LB Richmond have risen steadily, outperforming wider London averages. Over the past ten years, values have grown by approximately 7–8% annually, reflecting sustained demand and limited local supply. Despite this, Hampton continues to offer relative value compared to Richmond and nearby Kingston, making it especially appealing to families, downsizers, and professionals seeking quality living with a competitive price advantage. The rental market in Hampton remains exceptionally strong, driven by proximity to high-performing schools, efficient commuter links, and lifestyle appeal. Average rents have increased by 12–15% year-on-year since 2023, underpinned by a persistent undersupply of new, high-quality homes.

LB of Richmond continues to place emphasis on delivering sustainable, design-led housing while preserving the borough's distinctive suburban and heritage character. Delivery has fallen short of targets in recent years, with fewer than half of required new homes coming forward annually, highlighting appetite and planning support for sensitively designed residential projects on underutilised sites. The London Plan identifies Richmond as an area of continuing demand pressure, with strong ambitions for brownfield redevelopment and small-site intensification, especially in transport-accessible locations such as Hampton, where direct rail services to London Waterloo and strong local infrastructure underpin long-term housing need.

RETAIL & LEISURE

Located just 0.1 miles from Hampton (London) railway station, the site occupies a prime position well-located to benefit from the c.900,000 annual passenger entries / exits, adjacent to Little Waitrose. The existing retail stock in the vicinity of the station is restricted in unit size due to the type of buildings, with a retail offering currently lead by independent operators to suit the local affluent catchment. There is scope for further addition of convenience retail and lifestyle services, particularly by national operators who are under-represented in the vicinity.

The internal accommodation could suit a variety of uses, to include; retail / gym / trade / showroom / automotive / community / education (STPP). The existing property benefits from 30 car parking spaces within a secure yard, which could also be repurposed to suit the relevant uses.

FURTHER INFORMATION



TENURE

Freehold Title Number: SGL396741

VAT

The property is not elected for VAT.

DATAROOM

Please contact the selling agents for details.

EPC

B-40

RATEABLE VALUE

Interested parties are encouraged to make their own enquiries with the VOA.

METHOD OF SALE

The site will be sold by way of informal tender with a bid date set in due course. We will be inviting offers on an unconditional basis for the Freehold interest in the site.

AML

Any prospective purchasers will need to provide proof of identity and residence for the purchasing entity and any person owning more than 25% must provide the same.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction.

VIEWINGS

Viewings are to be arranged by appointment only through the sole selling agents at Cushman & Wakefield.

CONTACTS

For further information or to arrange a viewing please contact:

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September 2026