

COPTHALL HOUSE

SUTTON, LONDON, SM1 1DS

PRIME OUTER LONDON
DEVELOPMENT WITH INCOME
AND CLEAR PLANNING UPSIDE



EXECUTIVE SUMMARY

Copthall House presents a rare opportunity to acquire a prominent town centre asset with strong underlying income and substantial redevelopment potential.

The property combines secure short-term income with a defined route to vacant possession, creating a compelling platform for value-led repositioning.

KEY HIGHLIGHTS:

- + Freehold interest
- + Approx. £620,000 p.a. income
- + Vacant possession by mid-2028
- + 250m from Sutton Station (PTAL 6a)
- + Positive pre-app response for 198-unit co-living scheme
- + Strong planning and intensification context.

Copthall House benefits from strong demand drivers: **close proximity to Sutton Station, town centre regeneration, and the emerging London Cancer Hub.** Together, these are expected to support sustained demand from key workers and young professionals seeking flexible, high-quality accommodation.



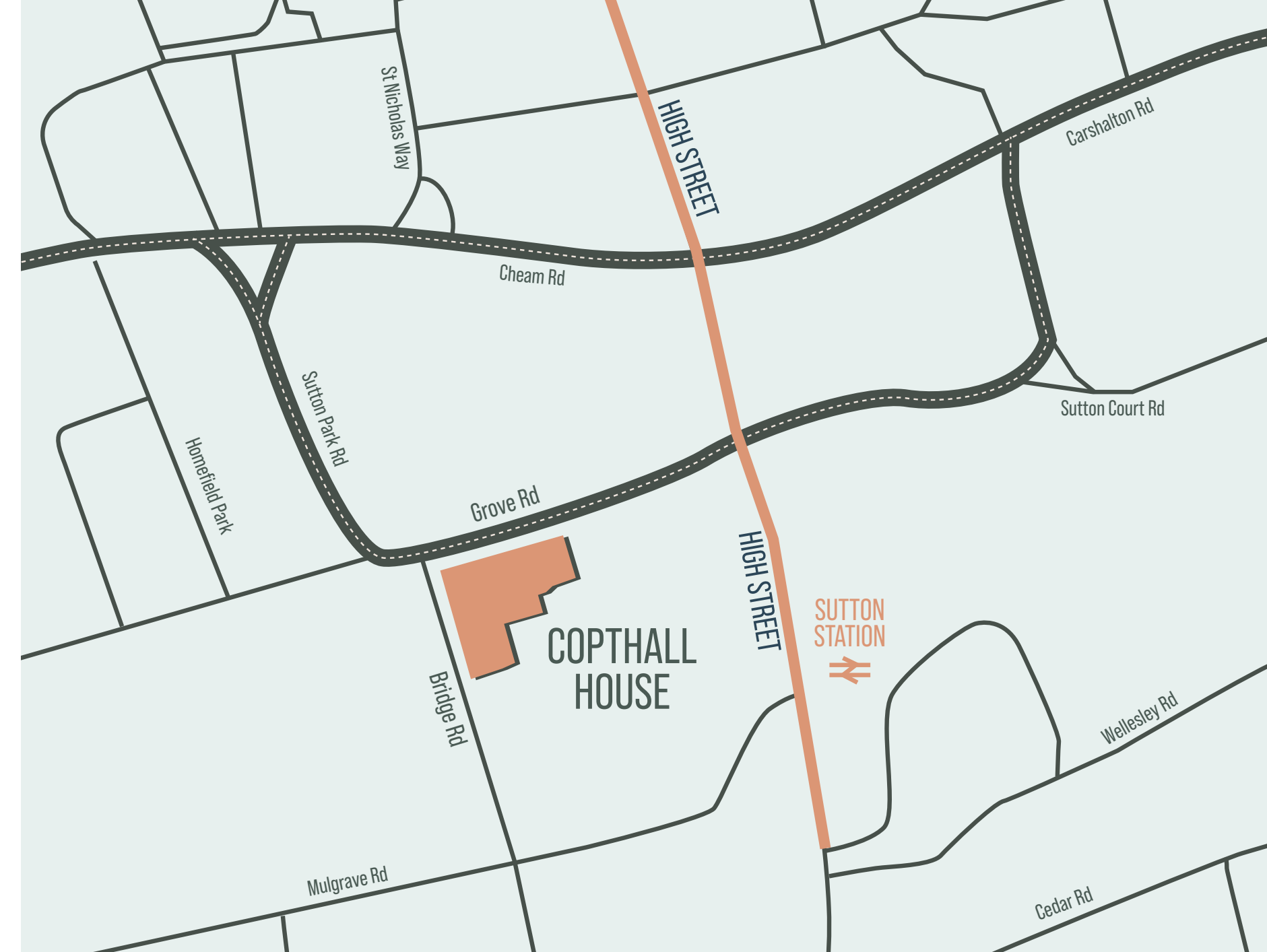
A UNIQUE
TOWN
CENTRE
DEVELOPMENT

EXCELLENT LOCATION

Copthall House occupies a prominent corner position at Grove Road and Bridge Road in the heart of Sutton town centre. The surrounding area comprises commercial, civic and retail uses, with mid-rise buildings reflecting Sutton's ongoing evolution. Offices, public buildings and retail parades generate consistent daytime footfall.

Recent upgrades to Sutton Station, bus services and the High Street public realm have improved connectivity and pedestrian appeal. New residential and retail-led redevelopment has further strengthened the town centre, now home to a broad range of national and high street brands.

- + Sutton Station (250m away) offers direct trains to central London and Gatwick Airport.
- + Sutton High Street provides extensive retail, dining and leisure provision.
- + The London Cancer Hub (approximately 2.5km to the south) is expected to generate strong demand for local accommodation.
- + The Royal Marsden Hospital is accessible by bus or on foot.
- + Nearby regeneration schemes include The Press Works, Elm Grove Estate, St Nicholas House, Quadrant House and Chalk Gardens.
- + The Sutton Opportunity Area aims to deliver 5,000 homes and 3,500 jobs by 2041, strengthening Sutton as a major outer London growth hub.



FASTCONNECTIVITY

Copthall House benefits from one of the highest public transport accessibility ratings in London. The site has a PTAL (Public Transport Accessibility Level) rating of 6a, placing it alongside many inner London locations and strongly supporting its credentials as a sustainable location for co-living.

- + **Rail**
Sutton Station, just 250 metres away, provides Thameslink and Southern services to London Bridge, Victoria, City Thameslink, Blackfriars and Gatwick Airport. Peak-time services run every 5-10 minutes, offering fast and frequent connections.
- + **Bus**
Grove Road is served by a number of bus routes connecting to Croydon, Kingston, Epsom, Wimbledon and south London, with recent infrastructure improvements helping to enhance service quality.
- + **Cycling and Walking**
The site enjoys strong pedestrian connections to the High Street and wider town centre. Proposals include secure cycle storage on Bridge Road, supporting sustainable travel and compliance with cycle parking standards.
- + **Future Connectivity**
Grove Road and Bridge Road sit within the corridor of the proposed Tramlink Extension, which would further strengthen local public transport provision.



CO-LIVE MARKET CONTEXT

A Sector That Has Come of Age

The UK co-living market is expanding rapidly. In 2025, London recorded 26 major applications for over 10,000 homes, with average scheme sizes increasing from 295 to 385 units since 2024.

Co-living now features in major regeneration projects such as Earls Court and Barking Riverside, reflecting its shift into the mainstream. Despite around 12,000 units in the pipeline, supply still falls 48% short of demand, while conventional housing starts reached just 5% of targets in 2025, highlighting co-living as a scalable solution.

Sutton's Specific Co-Living Opportunity

Sutton town centre is progressing with regeneration, including:

- + **The Press Works** (Quadrant House) – a residential and co-living development near Sutton Station.
- + **St Nicholas House** – plans for 359 co-living rooms in taller buildings.

These projects establish Sutton as a hub for managed, high-density housing, with Copthall House well positioned to benefit.

The London Cancer Hub attracts professionals who match co-living's resident profile: mobile, focused on location and community, and seeking flexibility rather than traditional homeownership or long tenancies.



SUTTON -
A NEW HUB
FOR CO-LIVING

← **The Press Works**
(Quadrant House)

St Nicholas House →



EXISTING BUILDING

Copthall House is an 'L'-shaped, five storey red brick building with a three-storey wing and a six storey corner tower marking the junction of Grove Road and Bridge Road.

It stands out in the town centre streetscape, featuring extensive ground-floor glazing and vertically emphasised windows on upper floors.

The Bridge Road wing mirrors these design elements, with undercroft access at ground level for office parking. The building connects to the Royal Mail Sorting Office, which adds to the streetscape with light stone and brick finishes.

Currently, Copthall House serves as offices (Class E) from ground to fourth floors. The ground floor offers a large open plan space with ancillary areas, and the main entrance is located at the corner beside the primary vertical circulation core.

Upper floors include compartmentalised offices and larger open-plan sections across the Bridge Road wing, with means of escape staircases at both ends.



Current Tenancy Schedule (as at March 2026)

Tenant	Premises	Lease start	Lease expiry	Passing rent p.a.	Break/notes
DaVita (UK) Ltd	Ground & Part 1st Floor	20/12/2020	30/06/2028	£183,623	Dec 2026
Orchard Hill College	Part 1st & Part 2nd Floor	07/02/2024	06/02/2034	£137,325	Mutual break: 30/06/2028 (9 months' notice). £200k landlord penalty if exercised.
Secretary of State (Tribunal Service)	Part 2nd, 3rd & 4th Floors	02/04/2021	01/04/2026	£299,778	Mutual break: 30/06/2028 (12 months' notice)
South Eastern Electricity Board	Substation	31/03/1982	30/03/2081	£1 p.a.	Long leasehold - no break

Total current passing rent (blended): approximately £620,727 per annum. The tenancy profile provides a clear route to vacant possession, with all substantive occupational leases either expiring or subject to mutual break clauses exercisable by 30 June 2028.

Note: The substation lease is held by South Eastern Electricity Board on a long lease to 2081 at a peppercorn rent. The current proposals retain the substation within the Bridge Road block and this lease is expected to remain unaffected by redevelopment.

PLANNING & DEVELOPMENT OPPORTUNITY

The proposed 198-unit co-living scheme, which retains the primary structure of Copthall House and adds two storeys to each wing, has received positive pre-application feedback from the London Borough of Sutton.

Site Designations: Adopted Local Plan (2016-2031)

- + Sutton Town Centre Boundary
- + Sutton Central Setting
- + Site Allocation STC35: Land at South of Grove Road
- + Area of Potential Intensification
- + Sutton Decentralised Energy Opportunity Area
- + Priority Community Regeneration Area
- + Sutton's Area of Taller Building Potential - indicative 7-10 storey development potential
- + Secondary Frontage Shopping Area (Grove Road and Bridge Road)

Policy Support

London Plan Policy H16 supports co-living in highly accessible locations such as Copthall House.

In recent pre-application discussions, London Borough of Sutton officers were supportive of the proposed 198-unit co-living scheme, particularly the change of use and vertical extension. Further details are available on request.

A positive pre-application meeting has been held with the council which was supportive of the proposed bulk and massing for the proposed development.

The concept of co-living was seen as acceptable although other residential use classes could be deemed acceptable. A copy of the pre application response is available to interested parties.

Affordable Housing

In line with London Plan Policy H16, the proposed co-living scheme would make a financial contribution in lieu toward the off-site delivery of conventional C3 affordable housing.

This reflects GLA guidance and established market practice, with the precise contribution to be confirmed through a Financial Viability Assessment submitted with any future planning application.

Alternative Strategies

The site also offers flexibility for alternative approaches, subject to planning, including:

- + Build-to-Rent
- + Private residential
- + Mixed-use schemes
- + Reuse and extension strategies

PROPOSED SCHEME

The proposal for Copthall House combines sensitive adaptation with strategic enhancements, strengthening its presence in Sutton town centre while prioritising sustainability, connectivity, and minimal impact on the surrounding townscape.

Design Philosophy

The proposal retains Copthall House's main structure for sustainability and efficiency, with two storey vertical extensions to each wing that respect the existing scale. Massing is tiered for minimal visual impact within Sutton town centre.

Landmark Corner Element

A lantern tower extends the vertical core at Grove Road and Bridge Road, enhancing the building's visibility at a key junction.

Ground Floor Activation

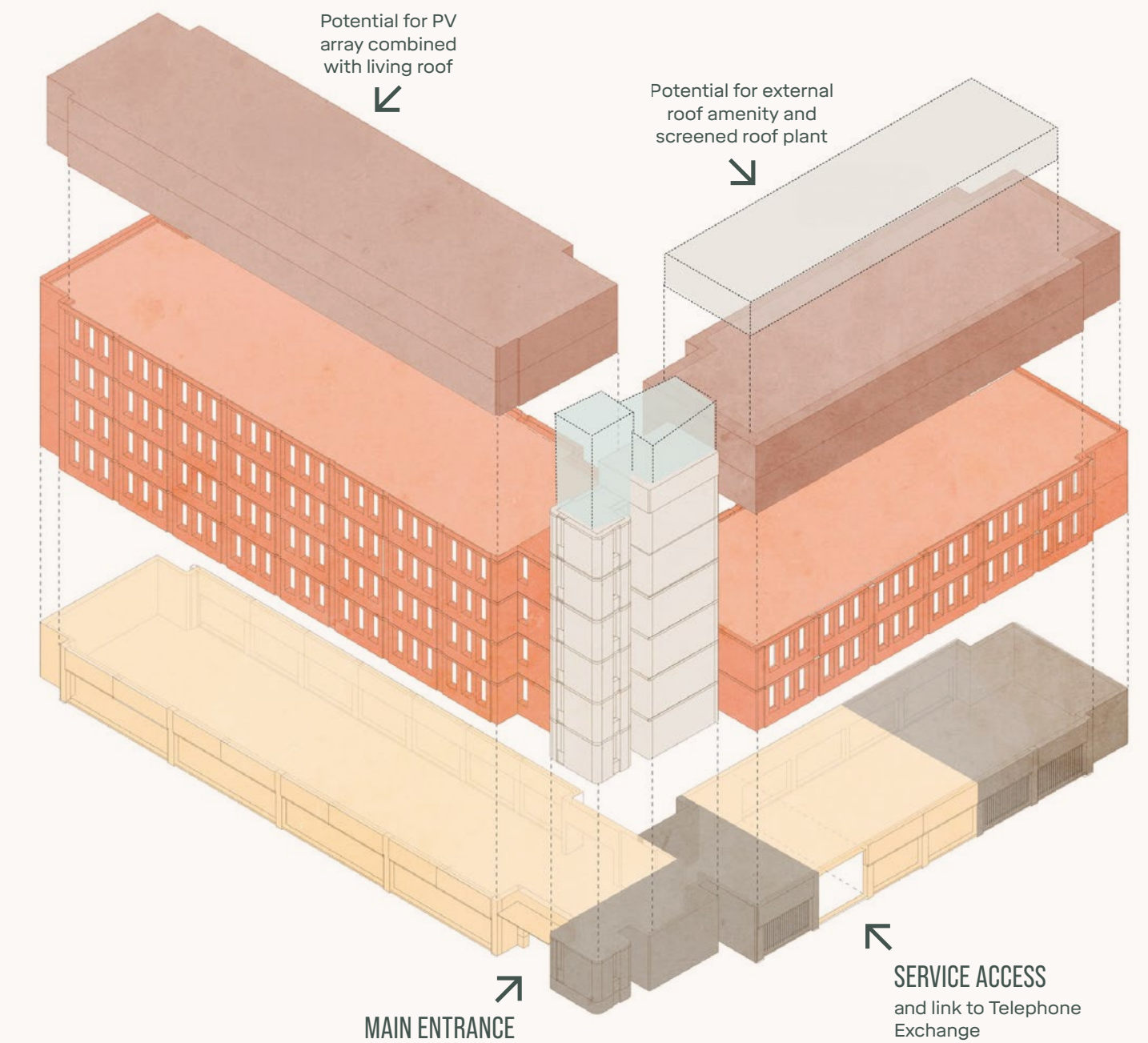
The ground floor along Grove Road is opened up with transparent façades and active frontages to better connect co-living spaces with the public realm.

Massing and Townscape

Consultant-led modelling shows massing will have limited impact on neighbours. Building heights decrease toward the railway, providing a transition from the town centre to residential areas.

Building programme

- Amenity
- Co-living (existing)
- Co-living (new)
- Ancillary & plant



The proposed development will create high quality co-living accommodation that meets the requirements of the London Plan Guidance for Large scale Purpose Built Shared Living published by the GLA in 2024.

The programme of the building is arranged as follows:

+ Ground floor houses entrance lobby, the communal shared amenity for the co-living residents along with all ancillary spaces including plant, refuse store and substation.

+ The upper floors of the existing building along with the vertical extensions house the co-living residential units.

+ A plant enclosure is located at the roof of the Bridge Road extension with a potential for additional external amenity (subject to access conditions of the existing building levels)

PROPOSED DESIGN

This contemporary building to embody refined minimalism, with clean lines, striking geometric forms, and expansive floor-to-ceiling glazing. The layered composition creates a bold architectural presence while maximising natural light.

Our approach combines a sleek material palette with a strong sense of openness and elegance, resulting in a premium, lifestyle-led design. The outcome is a sophisticated modern residence that feels bright, spacious, and effortlessly luxurious, delivering timeless architectural appeal with the comfort of high-end contemporary living.



FLOORPLANS

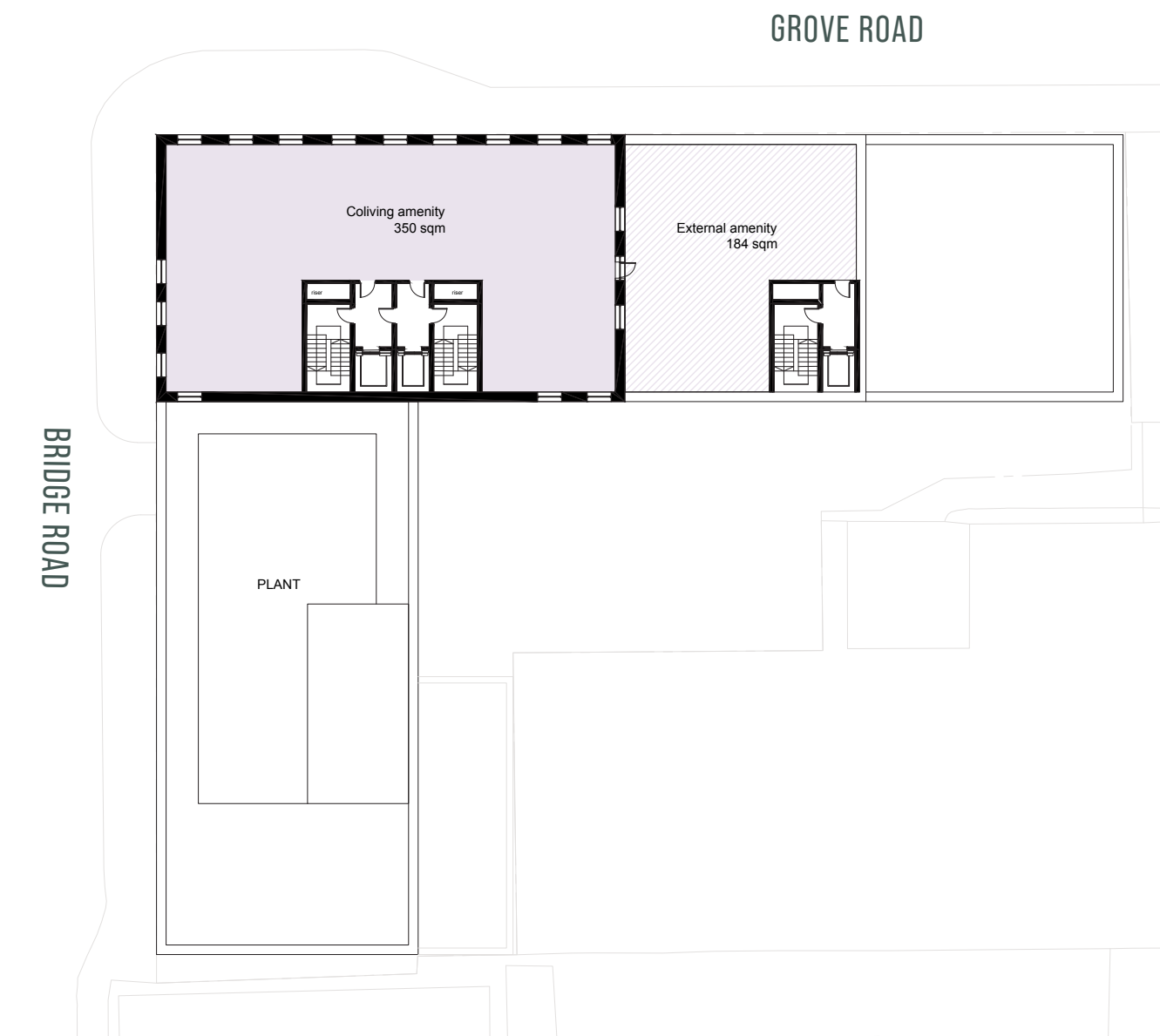
Ground Floor



1st to 5th Floor



10th Floor



11th to 13th Floor



The proposed scheme will deliver the following:

- + 198 rooms comprising:
 - 178 studios ranging from 18-24sqm
 - 20 wheelchair studios from 28-32sqm
- + 3.53 sqm amenity / room
- + 900 sqm internal and external amenity space

A full suite of floor plans can be provided upon request.

FURTHER DEVELOPMENT OPTIONS

An additional scheme has been drafted by award winning architects TP Bennett to demonstrate the site's development potential which is sympathetic to local building heights and recognises that the site has potential to further enhance the town centre masterplan.

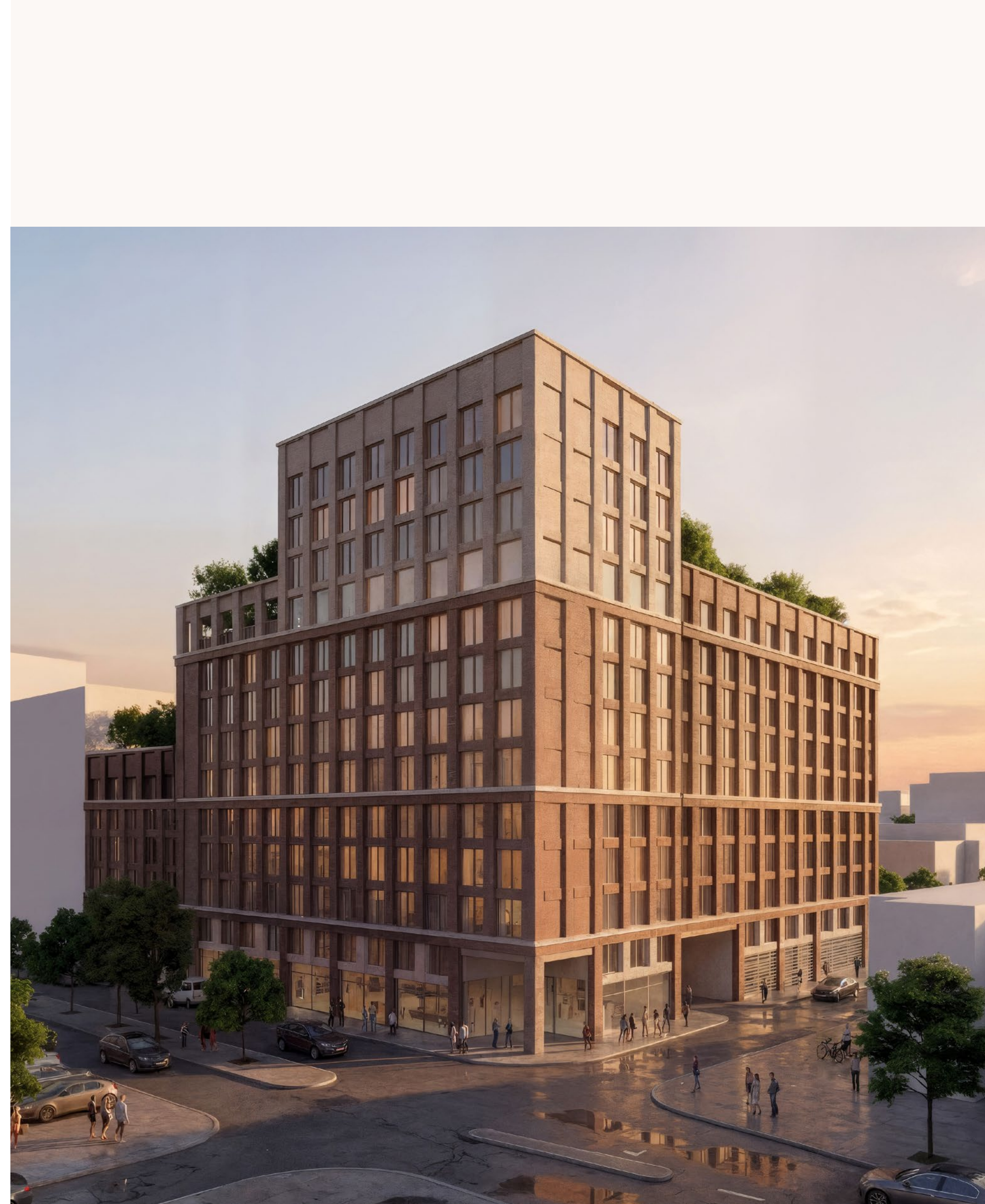
The additional scheme comprises a new build development arranged upto 13 storeys. The design of the proposal has consideration to the current building configuration and design whilst creating modern green roof top amenity space.

Internally, the scheme has been sensitively designed to provide 262 high quality dwellings alongside extensive communal amenity space.

Apartments & Hab rooms - Mix analysis

	APARTMENTS	
Studio Apartment (1B1P)	236	90.1%
WA Studio Apartment	26	9.9%
Total apartments	262	100.0%

Please note that these plans are to illustrate the development potential of the site and prospective purchasers are encouraged to undertake their own due diligence in supporting their development solutions.



COPTHALL HOUSE

SUTTON, LONDON, SM1 1DS

ALL ENQUIRIES

For further information or to arrange an inspection, please contact the joint agents.

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Method of Sale

Unconditional offers are sought for the freehold interest.

Developers are asked to state clearly all assumptions made in preparing their offer, including full details of financial structuring, timing of payments, any proposed conditions and proof of funding for the acquisition.

Please also identify any due diligence requirements and the timeframe within which you expect to achieve exchange of contracts and contractual completion.

Our client reserves the right not to accept the highest, or any, offer received.

VAT

The property is elected for VAT.

Further information

Detailed planning, tenancy and design information is available upon request.

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