

FREEHOLD OFFICE BUILDING
WITH PLANNING FOR
RESIDENTIAL CONVERSION

Saracen House

Swan Street,
Old Isleworth,
London TW7 6RJ



Suitable for investors, developers & owner occupiers

Brentford



River Thames

Kew Gardens

Saracen House



Executive Summary



- An opportunity to acquire an attractive office building situated in close proximity to the River Thames, suitable for investors, developers and owner occupiers.
- Located 1 mile from Isleworth Station, offering direct access to London Waterloo Station in 36 minutes.
- A desirable and picturesque location with close proximity to Richmond upon Thames, Kew Gardens and Royal Mid-Surrey Golf Club.
- The property currently comprises 7 office suites over ground, first and second floors.
- Gross Internal Area – 8,288 sq ft.
- Net Internal Area - 6,009.26 sq ft.
- Fully let (except the second floor South Suite) producing a current passing rent of £71,870 per annum with leases expiring across 2026 and 2027.
- Prior approval granted for the change of use of the first and second floors of Saracen House from office use (Use Class E) to 9 self-contained flats (6 x 1 beds

and 3 x 2 beds) (Use Class C3), with an NIA of 4,824 sq ft (London Borough of Hounslow Ref: PAC/2026/1120).

- The property previously had prior approval granted to convert to 12 flats (8 x 1 beds and 4 x 2 beds) across the ground, first and second floors (London Borough of Hounslow Ref: 01101/C/PA1). This planning consent has now lapsed.
- There is potential to enhance the current planning by way of additional massing, subject to obtaining the necessary consents.
- EPC rating - C
- Freehold.
- The property is elected for VAT.

Proposal

- Guide Price - £2,000,000 (Two Million Pounds) subject to contract.
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Location

Saracen House is superbly located in the heart of *Isleworth*, just 200 ft from the *River Thames* and directly opposite *Royal Botanic Gardens, Kew*.

The property enjoys a peaceful riverside setting, surrounded by *scenic walks*, *green open spaces*, and a wide range of *local amenities*.

Richmond town centre is also within easy reach, just a short walk (1.1 miles) across *Richmond Lock and Footbridge*, offering an excellent choice of shops, cafés, restaurants, and leisure facilities.



Connectivity

The area is well connected, with *Isleworth railway station* providing regular direct services to *London Waterloo station* in approx. 36 minutes.

Saracen House is ideally situated just a short drive from *Kew Gardens* (13 minutes), *Richmond Park* (15 minutes), and the town centres of *Twickenham* and *Richmond*, offering residents easy access to a wide variety of amenities, natural attractions, scenic surroundings, and sporting activities.



Rail

Journey times from Isleworth Station:

PUTNEY	SOUTH WESTERN RAILWAY	19 MINS
CLAPHAM JUNCTION	SOUTH WESTERN RAILWAY	25 MINS
VAUXHALL	SOUTH WESTERN RAILWAY	31 MINS
WATERLOO	SOUTH WESTERN RAILWAY	35 MINS
VICTORIA	SOUTH WESTERN RAILWAY, VICTORIA LINE	40 MINS

Drive

Journey times from Saracen House:

TWICKENHAM TOWN CENTRE	7 MINS
MID-SURREY GOLD CLUB	10 MINS
RICHMOND TOWN CENTRE	12 MINS
RICHMOND PARK	13 MINS
KEW GARDENS	15 MINS

Tenancy Schedule

7 units within the property are currently let to Zedled Repair Limited, Ballet Barre Limited, Willpower Estate Protection Limited, and Sovran Global Limited, with 1 unit presently vacant. The property is currently generating an annual rental income of £71,870.

Unit	Floor	NIA sq m	NIA sq ft	Tenant	Start Date	End Date	Term	Break Y/N	Rent Per Annum (Net)
North Suite	Ground Floor	77.9	838.5	Zedled Repair Limited	08/10/2023	07/10/2026	3 Years	08/10/2025	£8,650
South Suite	Ground Floor	57.8	622.1	Zedled Repair Limited	08/10/2023	07/10/2026	3 Years	08/10/2025	£10,650
Suite A	First Floor	65.8	708.2	Ballet Barre Laura	01/12/2025	30/11/2027	2 Years	N/A	£7,000
Suite B	First Floor	52	559.7	Zedled Repair Limited	04/10/2023	03/10/2026	3 Years	08/10/2025	£7,290
Suite C	First Floor	77.9	838.5	Willpower Estate Protection Limited	24/07/2023	31/07/2026	3 Years	31/07/2025	£15,780
East Suite	Second Floor	56.9	612.4	Vacant					
West Suite	Second Floor	170.7	1,829.86	Sovran Global Limited	06/10/2025	05/10/2027	2 Years	N/A	£22,500
Total		559	6,009.26	£71,870					





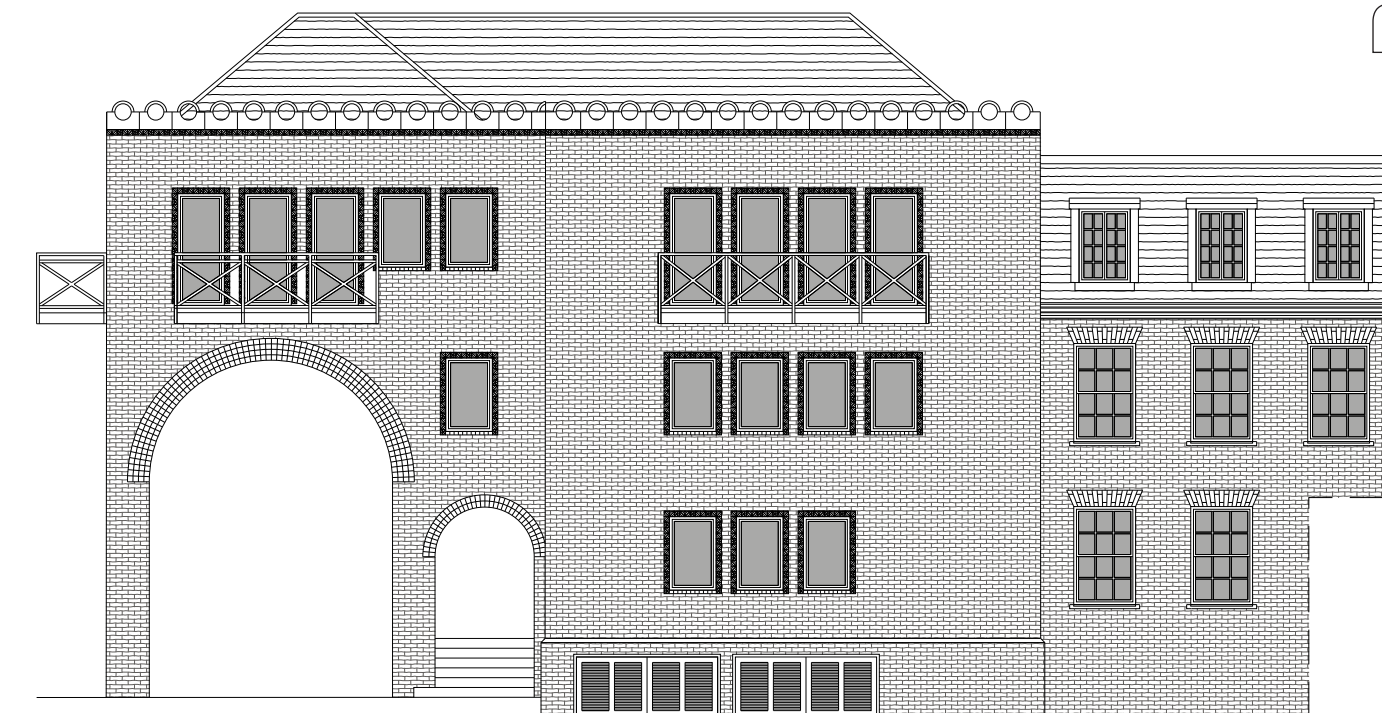
Second Floor West Suite

Planning

The property benefits from *prior approval granted for the change of use of the first and second floors only of Saracen House from office use (Use Class E) to 9 self-contained flats (6 x 1 beds and 3 x 2 beds) (Use Class C3), with an NIA of 4,824 sq ft (London Borough of Hounslow Ref: PAC/2026/1120).*

The property previously had planning permission to convert into 12 flats (8 x 1 beds and 4 x 2 beds) across the ground, first and second floors (*London Borough of Hounslow Ref: 01101/C/PA1*). This planning consent has now lapsed.

There is potential to enhance the current planning by way of additional massing, subject to obtaining the necessary consents.



Proposed Rear Elevation

Proposed Accommodation Schedule

Unit	Beds	Sq M	Sq Ft
1	2	61.4	661
2	2	63.1	679
3	1	42.3	455
4	1	38.1	410
5	1	50	538
6	1	50	538
7	2	62.9	677
8	1	42.3	455
9	1	38.1	410
Total		448.2	4,824

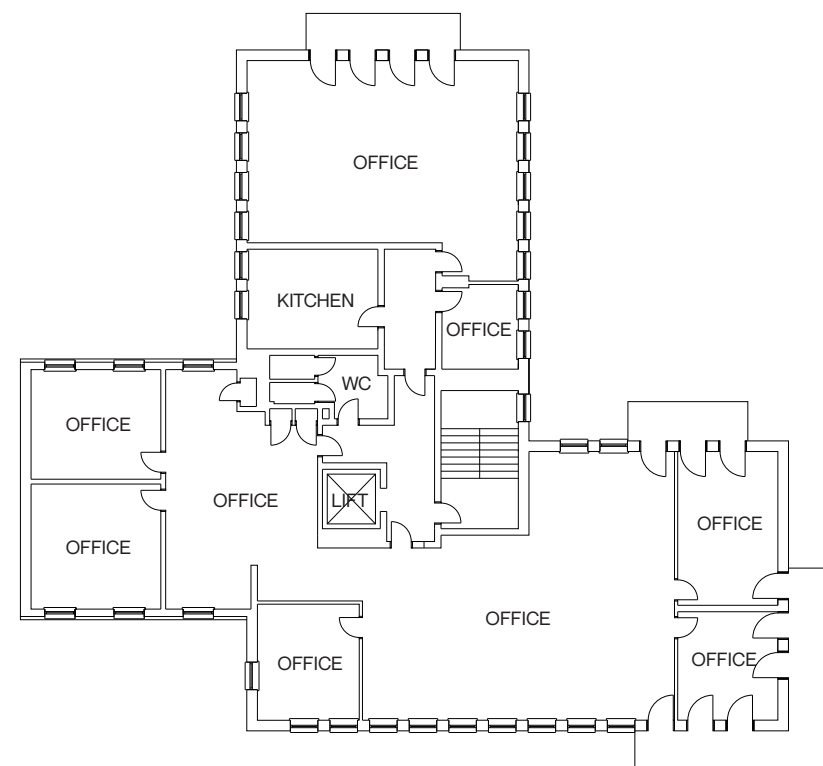
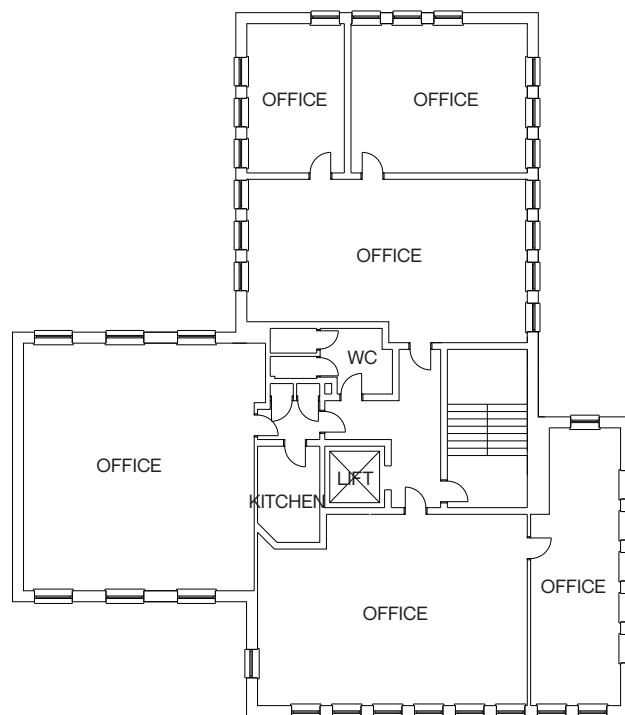
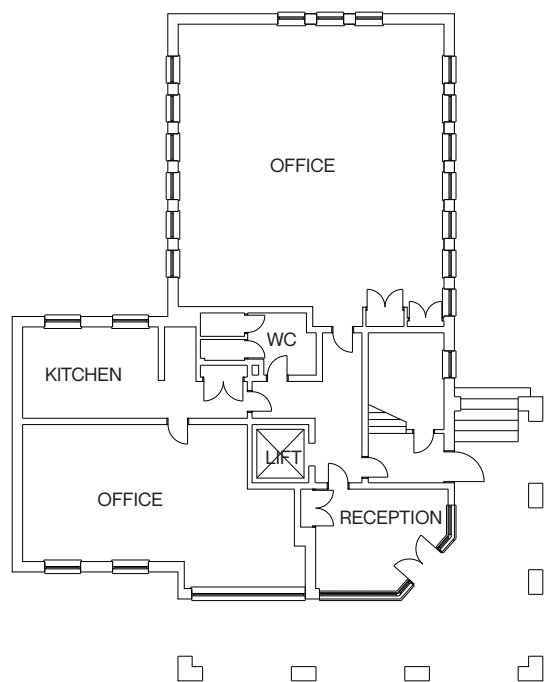


Proposed Location Plan



Second Floor West Suite

| Existing Floor Plans



Ground Floor

First Floor

Second Floor

Tenure

Freehold.

VAT

The property is *elected for VAT* and it is envisaged that the sale will be treated as a *Transfer of Going Concern (TOGC)*.

EPC

Rating C.

Further Information

Contact us to request further information.



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