



FOR SALE

INTERMODEL BUILDING UNITS



Description

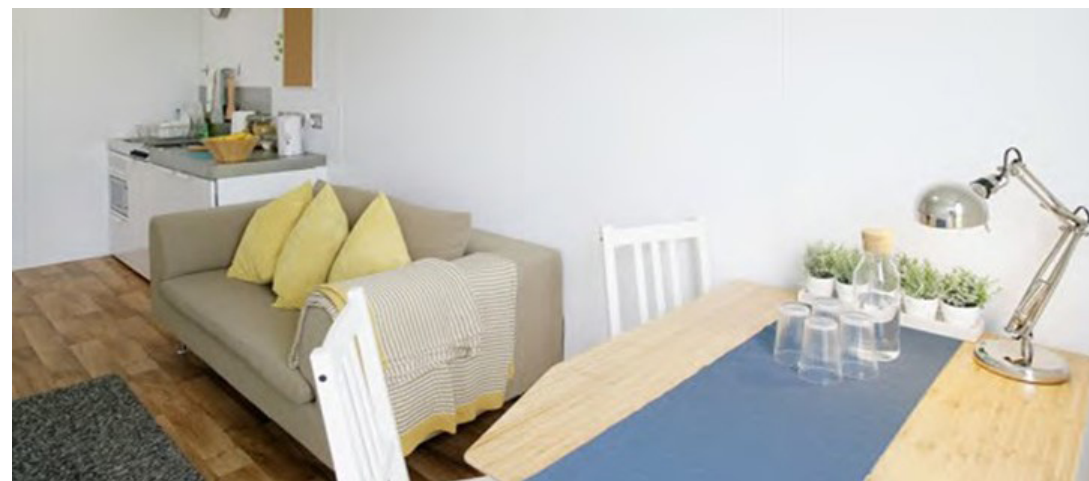
A unique opportunity to acquire a mobile modular village of 60 refurbished residential units comprising:

- 8 x studio apartments (1 container each)
- 20 x 1 bedroom apartments (2 containers each)
- 32 x 2 bedroom apartments (3 containers each)
- 1 x management office (1 container)
- 1 x laundry suite (1 container)

These units are ideal for:

- Parties requiring quickly deliverable residential accommodation
- As a meanwhile use as land owners work up development plans for sites
- Emergency Accommodation

Currently located in West London. The units are easily transportable to a new location and can be arranged in numerous configurations dependent on the specifics of a site.

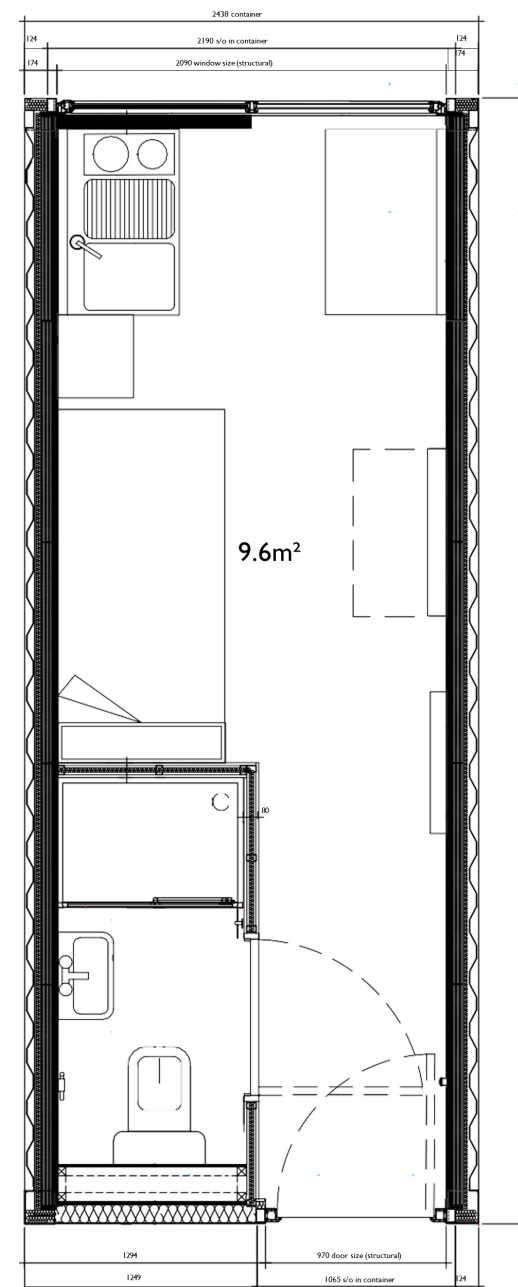




Specification

Studio Apartment x 8

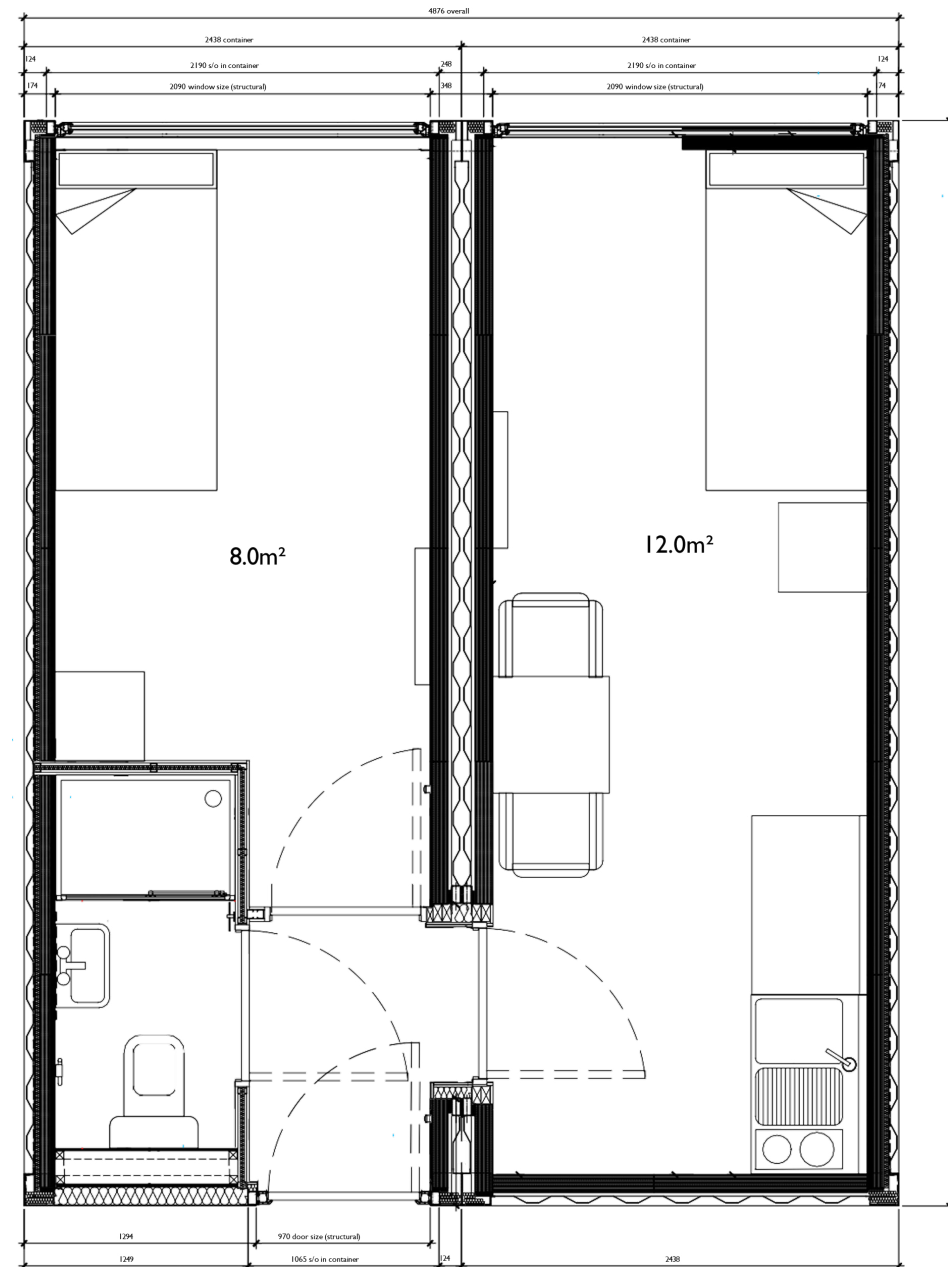
- LED lighting
- Electric radiator
- UPVC door/window
- Kitchen unit with integrated appliances
- Integrated fold down table
- Low maintenance bathroom pod
- Insulated composite panels
- Own meter (optional smart pay)
- EPC Rating: B





1 Bedroom Apartment x 20

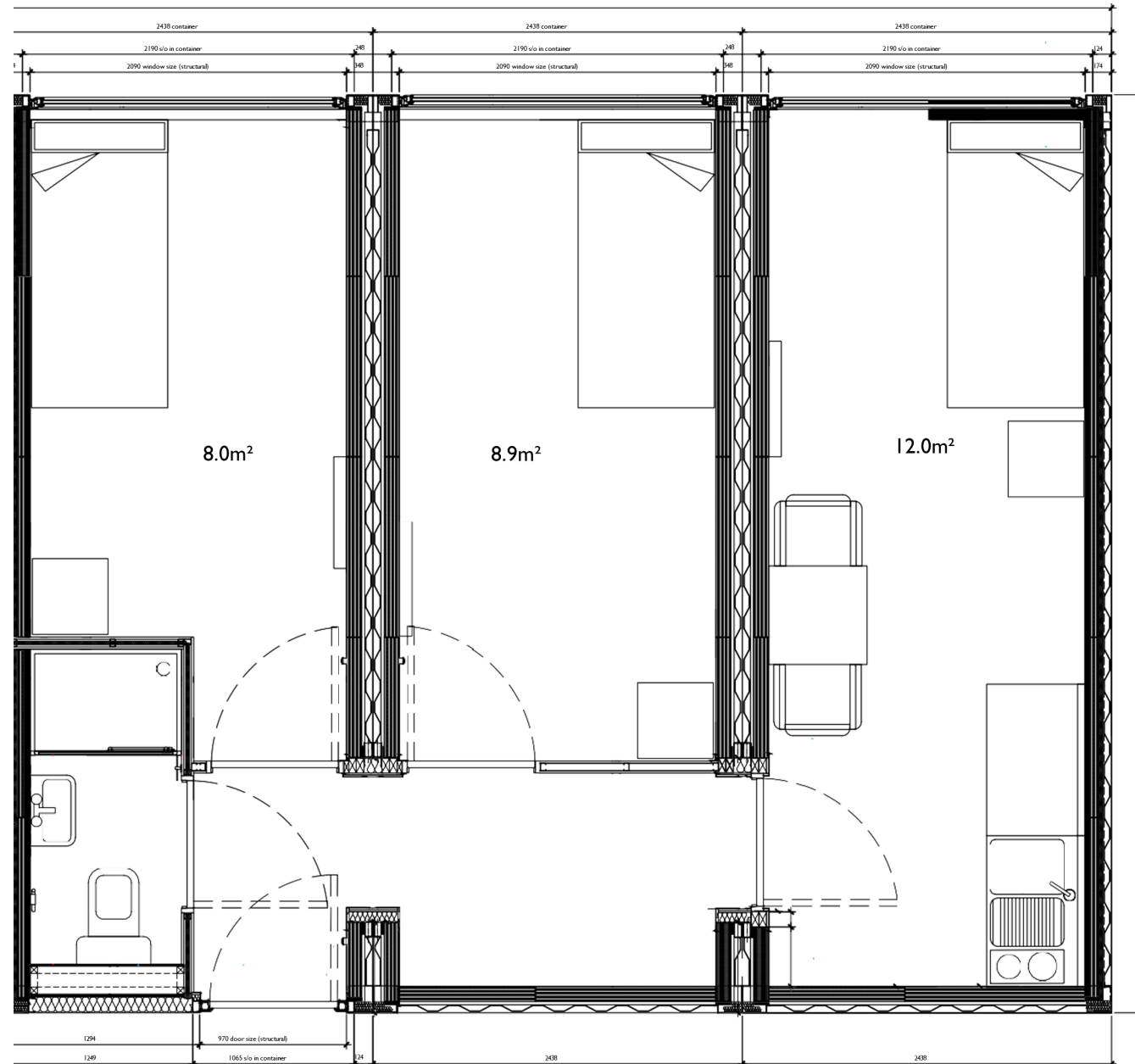
- LED lighting
- Electric radiator
- UPVC door/window
- Kitchen unit with integrated appliances
- Integrated fold down table
- Low maintenance bathroom pod
- Insulated composite panels
- Own meter (optional smart pay)
- EPC Rating: B





2 Bedroom Apartment x 32

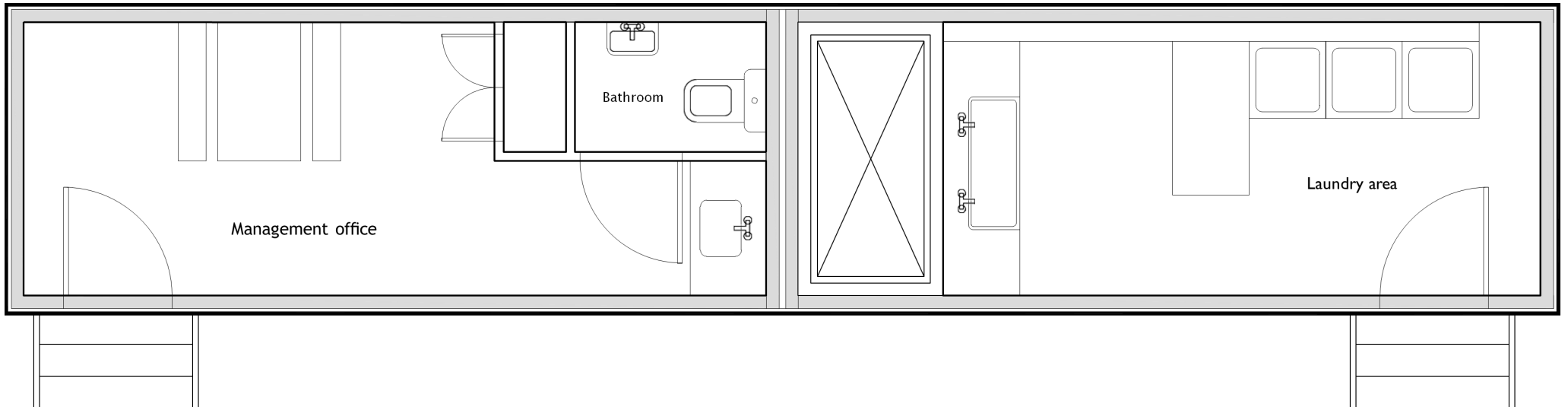
- As per 1 Bedroom Apartment plus additional twin bedroom with electric heater.
- Centralised dining area with fold down table with space for 4 people to sit.
- EPC Rating: B





Management Office x 1

Laundry Suite x 1





Terms

The units are available as a whole or in smaller combinations, with the following guide prices:

Studio Apartment	£15,000 each
1 Bedroom Apartment	£25,000 each
2 Bedroom Apartment	£35,000 each
Management Office	£12,000
Laundry Suite	£15,000

Prices are quoted exclusive of VAT. VAT is applicable.

Prices include dismantling of the units and loading onto lorries but exclude transport and reconstruction costs.

Planning

Interested parties are advised to make their own enquiries to establish what planning consent might be required to erect the units.

Services

The units have a connection box for power, waste and water. They can be run using localised services (generator, cesspit, etc.) but connection to the mains is preferable.



Further Information

Please contact sole agents Flude Property Consultants:

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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.



SUPPLEMENTARY INFORMATION

The use of shipping containers as accommodation have been used throughout the UK, Europe and the World successfully, however at the same time they have also received criticism and been viewed as controversial.

QED has had first-hand experience of the challenges that shipping containers as temporary accommodation can encounter. Meath Court in Ealing was a 60 apartment development including communal space, onsite management office, laundry and refuse storage to house families and individuals in need of immediate emergency accommodation. Ealing Council were responsible for the specification, management and maintenance of the accommodation; however, Ealing failed to manage and maintain the site sufficiently which resulted in vulnerable people being let down. QED also failed as we did not hold Ealing to account. Negative press regarding the scheme hit the headlines for a short period of time including The Daily Mail and GB News. seeking to blame the shipping container.

The underlying issues of the management of the scheme by Ealing became a political hot potato that Ealing's leadership failed to address and made the decision to vacate the scheme instead of addressing it head on.

Meath Court was one of three schemes in Ealing and were award winning. One scheme in Ealing remains operational with no media attention. The need for temporary housing [has doubled in the time that these schemes were built](#). Initially conceived and designed to accommodate residents for periods of 6-8 weeks in response to homelessness while more suitable accommodation was found. The housing pathway, as you may appreciate in the UK is challenging. There is no move on accommodation, so residents become stuck and Councils have no answers. There are many learnings to take from the Meath Court experience and Local Authorities and Housing providers can learn from this situation.

Below are examples of successful container projects across the UK and Europe covering a range of uses:

Temporary Residential Accommodation

- [Broxbourne, London](#)
- [Green House Farm Road, Cardiff](#): a new family homes built from the same kit of parts as Meath Court and fully clad to provide accommodation for homeless families.
- [Milton Keynes](#): A 70 home temporary accommodation project on a meanwhile site, built using the same CargoTek kit of parts as Meath Court and is available for sale
- [Martson Court, Ealing](#): a 34 home award winning meanwhile use Temporary Accommodation project
- [Meath Court, Ealing](#): a 60 home award winning meanwhile use
- Richardsons Yard, Brighton: The UK's first Container Housing project of scale, built in 2012 on a temporary consent that is still in place today. Managed by [Brighton Housing Trust](#). The project, while not without its trials, is an obvious success story. The key; careful and attentive management and collaboration by Landlord & Tenant. On request references available for serious buyers.
- [Y-Cube, Mitcham, London](#) designed by [RSHP Architects](#)

Hotel

- [Snoozebox, UK](#); a semi-permanent hotel at London Olympic Park in Stratford. Voted top 10% hotels worldwide

- [Caboose & Co, UK](#); a pop up hotel based in UK built from shipping containers

Student Housing

- [Keetwonen, Amsterdam](#), the world's first and largest (1000 beds) temporary student housing project. Constructed and deconstructed on a meanwhile use land parcel.
- [Diemen, Amsterdam](#)

Commercial Space

- [Boxpark, UK](#) multiple sites providing bars, food and retail opportunities.
- [Buck Street Market, London](#)
- [Container City](#), have been involved in a number of commercial and public sector projects.
- [Innovation Studios, Medway](#), developed by QED is a permanent commercial hub. A [video of the project](#) is available and this press [article on launch summarises](#) the project's purpose. The project as of August 2024 is fully let with some storage containers available. The project website contains prices and further information on the hub.
- [Meanwhile Space, London](#)
- [The Artworks, London](#), an innovative and highly successful meanwhile use. A [case study](#) was produced by UK Green Building Council on the project.

Planning

Meanwhile Use is included in the London Plan. QED have plenty of expertise in meanwhile use planning and development having worked in this sector since 2012. QED may consider a consultancy role in a future project using the CargoTek kit. We also have a bank of professionals including Architects, Engineers, Contractors and Project Managers who can assist with your project should you so require.

A data room is available with further information on request.

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