

**TO LET – AIR CONDITIONED FIRST FLOOR OFFICE WITH CAR PARKING
SET WITHIN THE PRESTIGIOUS HISTORICAL SYON PARK ESTATE**



**The Farmhouse, Syon Park
Brentford, London, TW8 8JF – First Floor**

**500 sq. ft.
(46.45 sq. m.)**



Location

Syon Park is located approximately 10 miles west of Central London. As a location, it offers good road communications via the Great West Road (A4), South Circular Road (A205) and North Circular Road (A406) which provide easy access to the national motorway network (M4, M3, M25 and M40). Heathrow Airport is approximately 5.7 miles away.

Both Syon Lane and Brentford mainline train stations are just over a one mile walk away whilst there are bus routes from London Road, Twickenham Road and Syon Lane to the nearest underground stations at Gunnersbury, Boston Manor or Ealing Broadway which provide, Piccadilly, Circle, District and Central line access into central London.

The Farmhouse is a period building located in the heart of the historic Syon Park Estate. The estate is well known for the Duke of Northumberland's Grade I listed Syon House, which sits within 200 acres of land bordering the river Thames across from Kew Gardens. The estate is largely open to the public, and has attractions such as a popular Hillier Garden Centre, Snakes & Ladders indoor child adventure playground, a farm shop, Wyndham House Butchers, Lakeland, Hilton London Syon Park Hotel, housing a gymnasium, amongst other regular events and attractions. The facilities are popular for private events such as weddings and corporate hospitality.

The property is accessed via the estate road into the park, off Syon Lane and enjoys shares used of a large car park for visitors which also has EV charging points.

1	A4 / M4 Motorway (Junction 2)	5.0 miles
2	Central London	10 miles
3	GTECH Football Stadium – Brentford FC	2.5 miles
4	Kew Bridge Station (British Mainline)	2.6 miles
5	Kew Bridge	2.7 miles
6	Kew Retail Park / National Archives	3.5 miles
7	Royal Botanical Gardens Kew	3.1 miles
8	Richmond Park	4.1 miles
9	Richmond Town Centre	3.6 miles
10	Brentford High Street	1.7 miles
11	Syon House & Hilton Hotel	
12	Twickenham Stadium	2.6 miles
13	Brentford Station (British Mainline)	2.0 miles
14	Syon Lane Station (British Mainline)	1.4 miles
15	A4 Great West Road, 'The Golden Mile'	1.2 miles
16	Osterley Station (Piccadilly Line)	2.3 miles
17	Heathrow Airport	5.7 miles
18	M25 – Iver	11. miles
19	Boston Manor Station (Piccadilly Line)	2.1 miles

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The Property

A first floor office suite, within the Farmhouse on the Syon Park estate, accessed via stairs from a ground floor pedestrian entrance, shared with the ground floor. The space has been redecorated and recarpeted.

Accommodation

The property offers the following approximate Gross Internal Accommodation:

The Farmhouse	Sq. ft.	Sq. m.
First Floor	500	46.45



Amenities

- Raised floors
- Partitioned office
- On-site parking
- Kitchenette
- Gas central heating
- 2 x WCs
- Air-conditioning
- LED lighting

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Terms

A new Internal repairing lease is available on flexible terms.

Either a 2 year lease with a 6 month roiling break clause is available at £31.50 per sq.ft. Or a 5 year lease, with a break clause at year 3, at a rental of £29.50 per sq.ft.

Rent

See above, which is exclusive of business rates, utilities and all other outgoings.

Service Charge

£1,200 per annum to rise annually in line with the Retail Price Index.

VAT

We have been advised that VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

Rating: D (95)

Viewing

Strictly through prior arrangement with sole agents Vokins.



Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. March 2024.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



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