

TO LET – TWO STOREY MODERN BUSINESS UNIT WITH FIRST FLOOR OFFICES AND CAR PARKING – NEWLY REFURBISHED



**Unit 8 Firmdale Village
Ryan Drive, Brentford, TW8 9ER**

**3,297 sq. ft.
(306.4 sq. m.)**

Unit 8 Firmdale Village, New Horizons Court, Ryan Drive, Brentford TW8 9ER

Location

Firmdale Village Buildings are located within the estate known as New Horizons Court on Ryan Drive, in close proximity to the Great West Road (A4) in Brentford.

Junction 1 of the M4 motorway is approximately 2.7 miles from the property and provides good access to the M25 motorway and wider motorway network. London's West End is approximately 8 miles to the east and London Heathrow is approximately 6.8 miles to the West.

Brentford Mainline station is approximately 10 minutes walk from the estate and connects to London Waterloo in approximately 30 minutes. Boston Manor on the Piccadilly Line is the nearest London underground station.



A4 – Great West Road	0.2 miles
M4 – Brentford (Junction 1)	2.7 miles
Heathrow Airport – Terminal 4	6.8 miles
M25 – Junction 1	11.5 miles
Syon Lane (British Mainline)	0.5 miles
Brentford (British Mainline)	0.9 miles
Boston Manor (Piccadilly Line)	1.4 mile
Osterley (Piccadilly Line)	1.4 miles

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The Property

The properties were developed in the early 1990s and comprise a mixture of office / storage & production space on the ground floor with offices on the first floor. The units benefit from three phase power, gas central heating, an electric loading door, separate pedestrian entrances, male and female WCs and good car parking provisions.

Accommodation

The property offers the following approximate Gross Internal Accommodation:

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor – Offices	1,455	135.2
First Floor - Offices	1,842	171.2
TOTAL	3,297	306.4



Amenities

The property benefits from the following amenities:

- Electric up and over loading door
- Minimum eaves height of 3.6m on ground floor
- Three phase power & gas supply
- On-site Café
- Kitchen
- Central heating to first floor
- Separate male & female WCs
- Good car parking provisions
- Newly refurbished
- Suitable for a variety of business uses (STPP)



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Terms

A new FRI lease is available for a term to be agreed.

Rent

£74,183 + VAT per annum exclusive (£22.50 psf.)

Rates

We note from the Valuation Office Agency website that the rateable value for the property is £58,500.

All applicants are advised to make their own enquires through the London Borough of Hounslow Billing authority.

Service Charge

Further details available from the agents.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

An EPC has been commissioned – further details available from the agents.



Viewing

Strictly through prior arrangement with joint sole agents Vokins and TLRE.

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. September 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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