

TO LET – REFURBISHED OFFICE SUITES AVAILABLE ON FLEXIBLE LEASE TERMS WITH
CAR PARKING SET WITHIN THE PRESTIGIOUS HISTORICAL SYON PARK ESTATE



The Stables, Syon Park
Brentford, London, TW8 8JF



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.

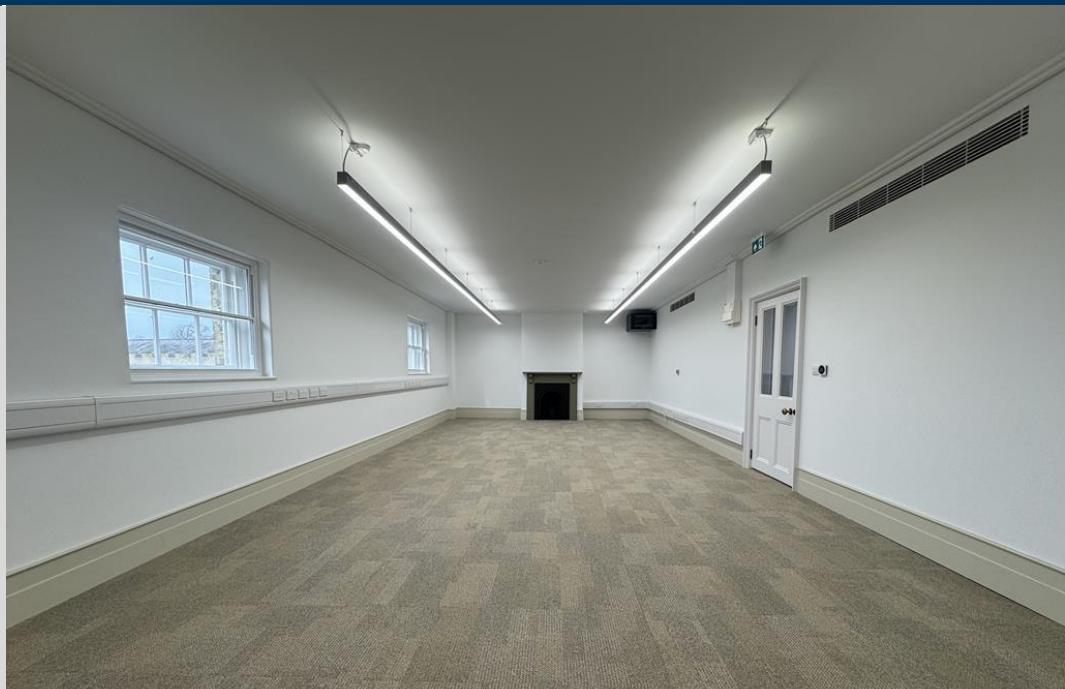
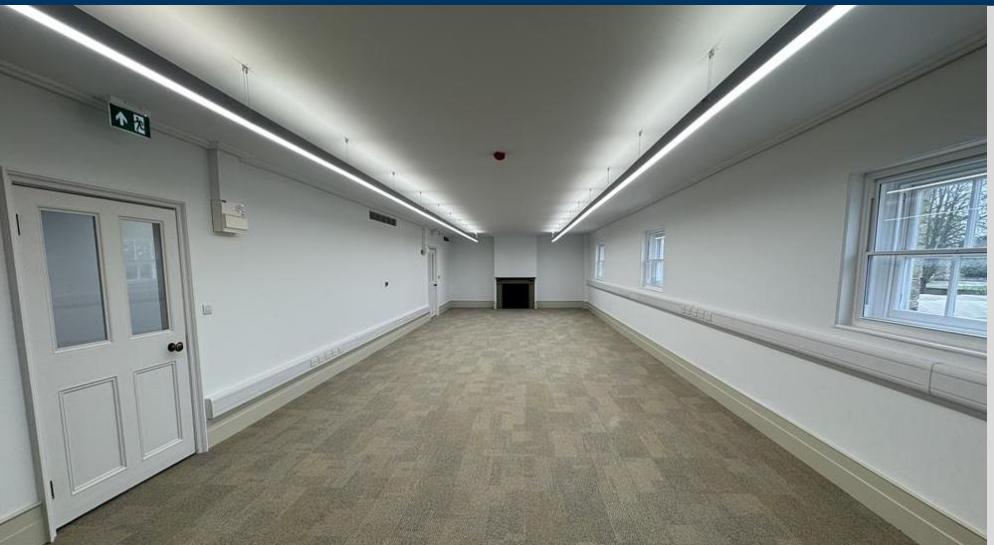
Syon Lane mainline station is 0.7 miles walk and Brentford mainline train station is just over a one mile walk away whilst there are bus routes from London Road, Twickenham Road and Syon Lane to the nearest underground stations at Gunnersbury, Boston Manor or Ealing Broadway which provide, Piccadilly, Circle, District and Central line access into central London.

The Stables is a Grade 2 Listed 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, 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 Park Road 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)	0.8 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

The Stables have recently undergone refurbishment works and provide a mixture of high-quality office suites located within the historic Syon Park estate. The suites are located on the ground and first floor and have a shared communal kitchen and washroom facilities. The units have individually controlled air-conditioning units, wall mounted perimeter trunking and cabled suites.

Accommodation

The property has been measured in accordance with the Intentional Property Measurement Standards (IPMS) and provides the following:

The Stables	Sq. ft.	Sq. m.
Clock Tower	533	49.5
First Floor Office 2	576	53.5
First Floor Office 3	772	71.7
Breakout Space	163	15.2
First Floor Office 5	391	36.3
First Floor Office 6	135	12.5
First Floor Office 7	129	12.0
First Floor Office 8, 9 10 & 11	829	77.0
Ground Floor Office 1, 2 & 3	523	48.6



Amenities

- Wall mounted perimeter trunking
- On-site parking
- Kitchen Facilities
- Gas central heating
- WCs & shower
- Air-conditioned
- Cabled
- LED lighting
- Passenger lift



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Terms

New Licence agreements on flexible terms are available.

Rent

The rent per sq. ft. varies depending on suite size.

Please see the table on the overleaf for further breakdown of the rent payable per annum and on a price per sq. ft. basis.

Service Charge

A service charge of approximately £8.00 per sq. ft. + VAT is payable in relation to the maintenance of the communal facilities and common areas of the estate.

Until the property is over 50% occupied the service charge will be capped at £4.00 per sq. ft. + VAT.

VAT

We have been advised that VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

B (42)

Outgoings

The rental is exclusive of building insurance, service charge, utilities, telecoms and all other outgoings.

The Stables	Sq. ft.	Rent Per Annum	Rent Per Calendar Month
Clock Tower	533	£14,400.00	£1,200.00
First Floor Office 2	576	£15,600.00	£1,300.00
First Floor Office 3	772	LET	LET
Breakout Space	163	Breakout	Breakout
First Floor Office 5	391	£11,400.00	£950.00
First Floor Office 6	135	LET	LET
First Floor Office 7	129	LET	LET
First Floor Office 8, 9, 10 & 11	829	£21,600.00	£1,800.00
Ground Floor Office 1, 2 & 3	523	LET	LET

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. December 2025.

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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