

TO LET

B1 BUSINESS UNITS WITH FIRST FLOOR OFFICES & CAR PARKING



FIRMDALE VILLAGE

Unit 9 Firmdale Village

New Horizons Court, Ryan Drive, Brentford TW8 9ER

**4,798 sq. ft.
(445.9 sq. m.)**



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

Location

Firmdale Village Buildings are located within 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.

The estate is approximately 9.5 miles from Central London and 6.8 miles East of Heathrow Airport. Syon Lane Mainline Station is approximately 0.5 miles away which provides access to London Waterloo in approximately 35 minutes.



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

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.

Refurbishment

Internally, a schedule of works is currently being undertaken to provide shell space on the ground floor and refurbished offices on the first floor. The available units within the estate are available either as individual units, with units combines, or even as a whole.

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
- First floor offices
- Kitchen
- Central heating to first floor
- Separate male & female WCs
- Good car parking provisions
- Newly refurbished throughout



Accommodation

The property offers the following approximate Gross Internal Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor – Offices	2,207	205.1
First Floor - Offices	2,591	240.8
TOTAL	4,798	445.9

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Terms

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

Rent

£96,000 + VAT per annum exclusive.

Rates

According to the Valuation Office website, the current rateable value of the property is £78,500.

Rates payable 2020/2021 = approximately £40,192 per annum.

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

Service Charge

Approximately £1.75 psf. + VAT per annum.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

Rating: D (76)

Viewing

Strictly through prior arrangement with joint sole agent Vokins.



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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.

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