



THE GATEKEEPER'S HOUSE

1-18 The Old Pumping Station Pump Alley Brentford TW8 0AP

LEASE AVAILABLE

Highest specification - Contemporary style
Minimal if any fit-out expenditure required

4,496 SQ.FT. / 417.68 SQ.M

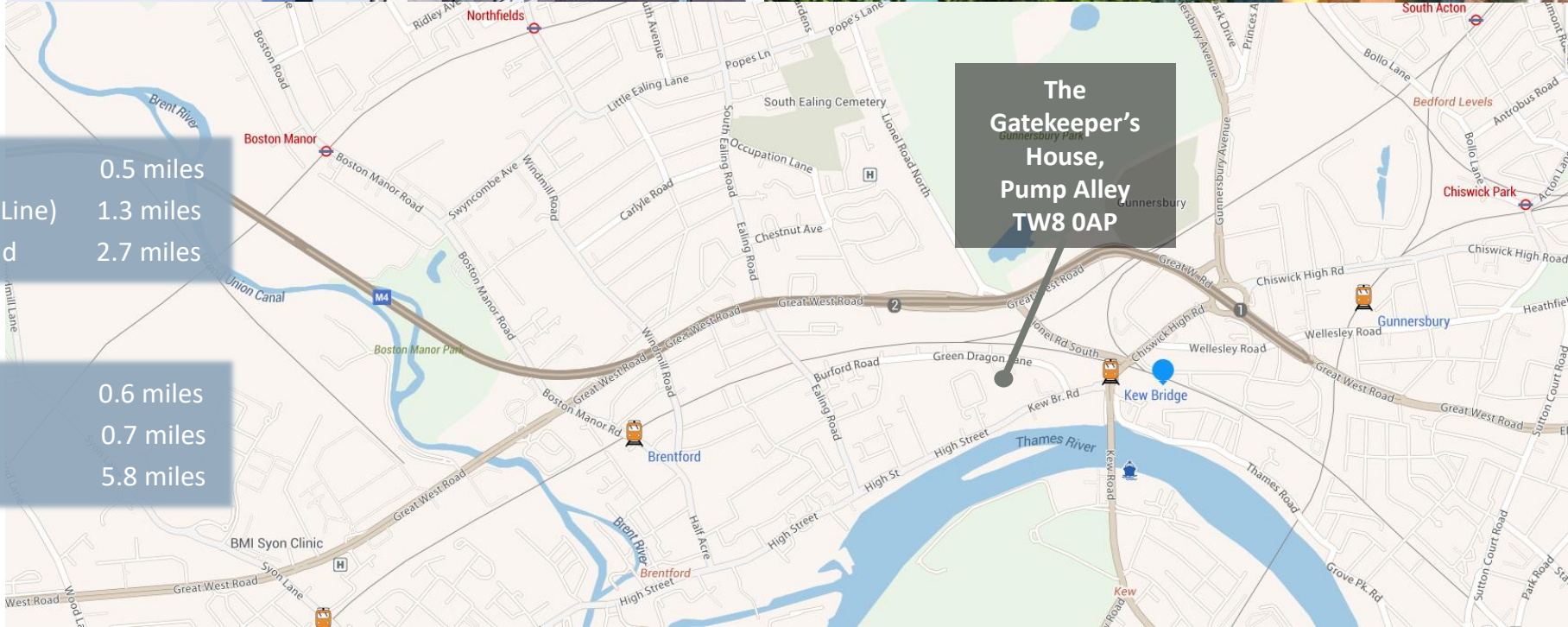
Ready for immediate occupation and use
Stunning fully fitted & furnished office building

LOCATION

The property is located within a development known as The Old Pumping Station, in central Brentford, just off the High Street, being a short walk from local amenities and transport facilities of the town centre.

Brentford Rail Station offers a regular and fast service into Central London, whilst there are also several bus routes passing along the High Street.

The nearby A4 and M4 provide good road links to Central London and Heathrow Airport (both circa 8 miles distant), as well as the M25 and wider motorway network.



Brentford (British Mainline)	0.5 miles
Boston Manor Station (Piccadilly Line)	1.3 miles
Gunnersbury (District/Overground)	2.7 miles



A4 – Great West Road	0.6 miles
M4 – Brentford	0.7 miles
Heathrow Airport	5.8 miles

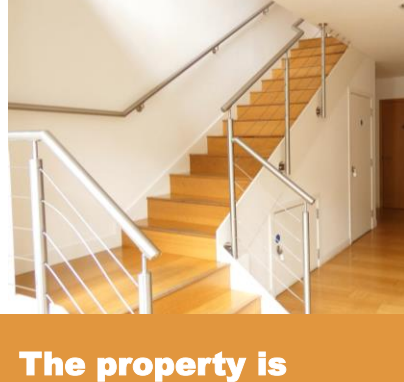
THE PROPERTY

The Gatekeeper's House comprises a property built approximately 10 years ago in an architectural style to match the remainder of the Victorian development known as the Old Pumping Station.

The property is constructed of brick-built elevations, under a pitched slate roof built over ground and first floors.

Internally, the property is presented in contemporary style, providing character offices, incorporating exposed brick feature walls, exposed timber joists, wooden flooring, exposed air-conditioning and a very high standard of internal office fit-out. Glazed partitioning, separate male and female toilets, a very stylish modern kitchen and breakout area, plus a range of meeting rooms are provided.

The space can be made available with its high-quality furniture, furnishings and equipment (subject to separate negotiation), and is fully connected with telecoms, and IT cabling throughout.



The property is presented in contemporary style, providing character offices.



SPECIFICATION

- Ⓜ Car Parking
- ☀ Exposed air-conditioning
- ♿ WC's+ Disabled + Shower
- 🪟 Glazed Partitioning
- ☕ Kitchen
- ✅ Hardwood Flooring
- 🪟 Character Windows
- ☀ Good Natural Light

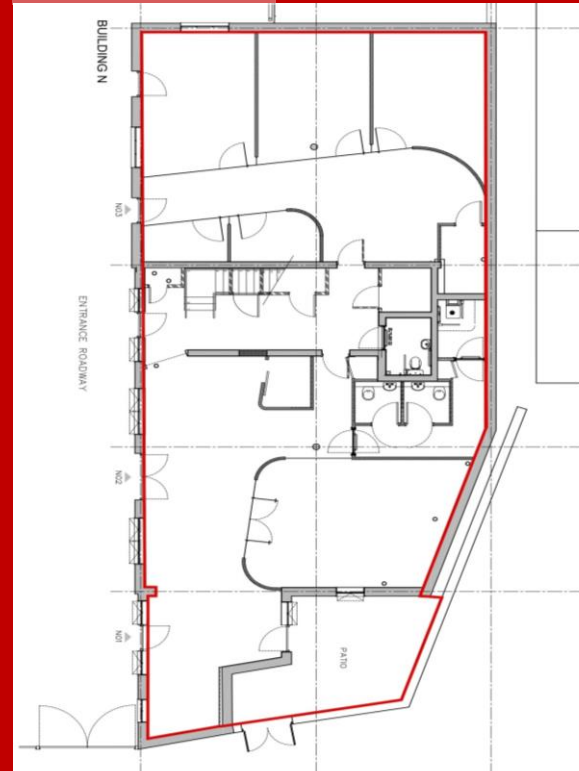
ACCOMMODATION

On a net internal basis, the available floor area of space equates to approximately: -

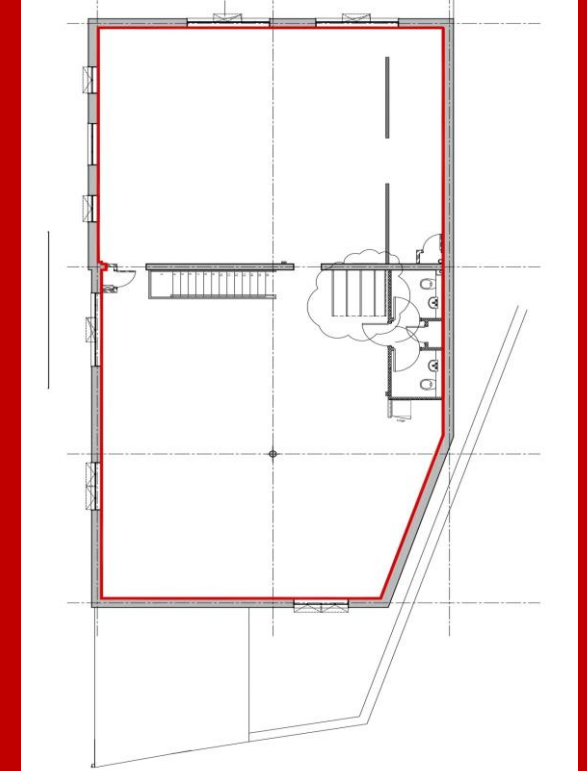
The Gatekeeper's House	SQ. FT.	SQ. M.
Ground Floor Reception	169	15.70
Ground Floor Offices	2,054	190.82
First Floor Offices	2,273	211.16
TOTAL	4,496	417.68



Ground Floor



First Floor



LEASE / COSTS

Terms

Available on either an existing Full Repairing & Insuring Lease outside the 1954 LTA until 30 April 2021 at a passing rental of £21.38 per sq. ft, or:-

A new lease will be available for a term to be agreed, at a rental of £23.75 per sq. ft.

Business Rates

Rateable value £97,000. The rates payable in the current rating year are 50.4% of the Rateable Value, namely £48,888 per annum (£10.87 per sq. ft.)

Service Charge

A service charge is payable for the upkeep and maintenance of the common parts which is to be confirmed.

VAT

The property is registered for VAT, which applies in addition

EPC

Commissioned – information available from agents.





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For Further Information or Viewings**

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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