

**Units 1-9
The Courtyard
Buildings
Ryan Drive
Brentford
TW8 9ER**

Local Occupiers Include:



Business / Office Units – To be fully refurbished

TO LET - Two storey units with excellent car parking facilities
Approx. 2,821 – 23,627 sq ft (262 – 2,195 m²)

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

Location

The Courtyard Buildings are located on Ryan Drive, Brentford in the London Borough of Hounslow. The A4 Great West Road is only a short distance to the south of the estate providing direct access to both Central London and Junction 1 of the M4 East, the M25 and the wider motorway network to the west.

The surrounding area is well served by public transport; Syon Lane Mainline Station and Boston Manor Underground Station (Piccadilly Line) are within walking distance of the estate and provide a regular service into Central London. Numerous bus routes also operate in the area, most notably from the A4 Great West Road or Syon Lane.

Description

The properties were developed in the early 1990's and until recently they were occupied by Sky. The accommodation comprises of a mix of office and storage space split over ground and first floors.

Internally, the units benefit from 3 phase power, gas central heating, male and female WC's, as well as, air conditioning and excellent levels of natural light.

Externally, there is an abundant provision of parking.



Floor Areas

Units 1-7	Sq ft	(m ²)
Ground Floor	10,564	981
First Floor	13,063	1,214
TOTAL	23,627	2,195
Unit 8	Sq ft	(m ²)
Ground Floor	1,191	111
First Floor	1,630	151
TOTAL	2,821	262
Unit 9	Sq ft	(m ²)
Ground Floor	1,771	165
First Floor	2,251	209
TOTAL	4,022	374

Terms

A new lease is available directly from the landlord on terms to be agreed.

Rates

Interested parties are advised to make their own enquiries via the London Borough of Hounslow .

Legal Costs

Each party is to bear their own legal costs.



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Viewing

Viewings are available strictly by appointment through sole agents:-

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