

**TO LET – CONTEMPORARY STYLE OFFICE SITUATED
ON A MODERN DEVELOPMENT – AVAILABLE FOR
IMMEDIATE OCCUPATION**



Building P

**The Old Pumping Station, Pump Alley
Brentford, TW8 0AP**

**1,604 SQ.FT. GIA
(149.02 SQ.M)**

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.

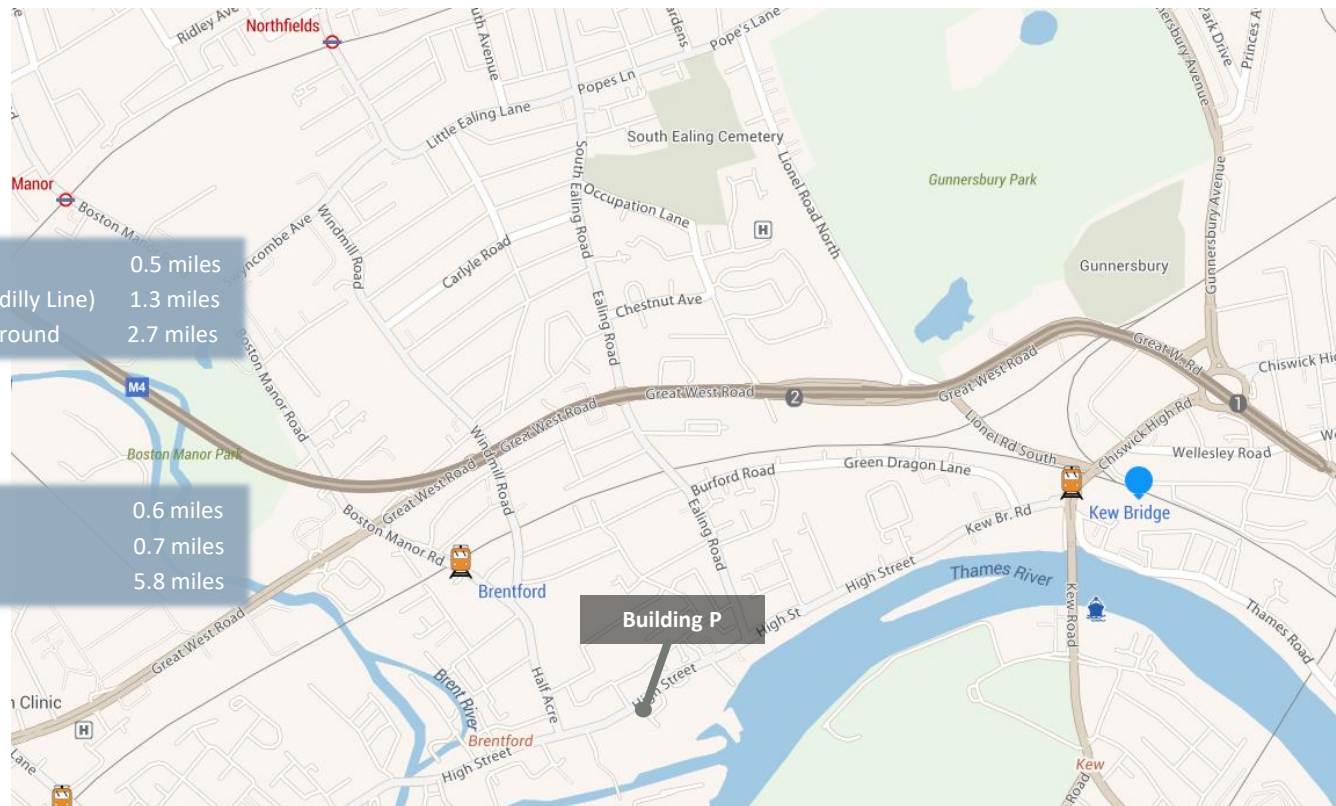
The nearby A4 and M4 provide good road links to Central London and Heathrow Airport (both circa 8 miles distant), as well as the M25 and wider motorway network.



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

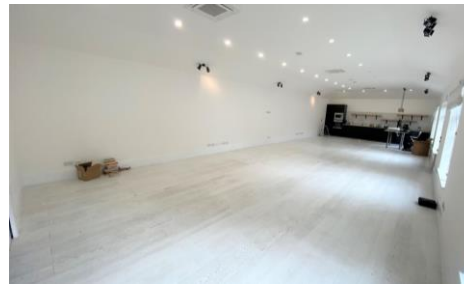


A4 – Great West Road	0.6 miles
M4 – Brentford	0.7 miles
Heathrow Airport	5.8 miles



DESCRIPTION

Building P forms part of a unique mixed use development which has an architectural style to match the remainder of the Victorian development known as the Old Pumping Station.



The Victorian buildings on site retain many of the key period features, which are sensitively incorporated with later architecture. The property is in a conservation area.

Internally, the property provides character accommodation to include the following amenities:

- Wood effect flooring
- Spot, strip and wall lighting
- 2x single entrance doors
- Air conditioning (untested)
- Inbuilt cabling and power sockets (untested)
- Kitchen + inbuilt appliances (untested)
- 2 WCs



ACCOMMODATION

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

Building P	SQ. FT	SQ. M.
TOTAL	1,604	149.02

Note: All areas quoting on a Gross Internal Area basis as defined by The RICS Code of Measuring Practice.



TERMS/COSTS

Rent

An assignment, or a new underlease is available for the residue of the lease term until 5th May 2026 outside the 1954 Landlord & Tenant Act (Part II) as amended at a rental of £36,346.68 (£22.66 per sq. ft.)

Alternatively, a new longer lease may be available – details available from the landlord.

Business Rates

We understand from the Valuation Office website that the Rateable Value of the property is £12,500.

The rateable value multiplier is 51.2%, giving a rates payable of £6,400 per annum in the rating year 1st April 2023 – 31st March 2024.

Transitional adjustments may apply - all applicants are advised to make their own enquires through the London Borough of Hounslow Billing authority.

Service Charge

We understand that this is running at c. £2,745 per annum, for the upkeep and maintenance of the common parts.

VAT

VAT is applicable in addition to all above costs.

EPC

Rating: C (65)



Viewing

Strictly through prior arrangement through sole agents Vokins.

Legal Costs

Each party to bear their own legal costs.

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. December 2022.



The Old Pumping Station

P
Authorized Visitor
Parking Only
Maximum stay 1 hour
Closed on weekends
and public holidays

V
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Information board with text and a small image.



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020 8400 9000
www.vokins.co.uk

Contact Sole Agents
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
September 2022

Jonty Torr
j.torr@vokins.co.uk
020 8400 8898

Luke Storey
l.storey@vokins.co.uk
020 8400 8876