

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



Units M1 & M5

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

**Unit M1 – 957 ft² (88.9 m²) GIA
Unit M5 – 590 ft² (54.8 m²) GIA
TOTAL: 1,547 ft² (143.7 m²) GIA**

LOCATION

The properties are 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.

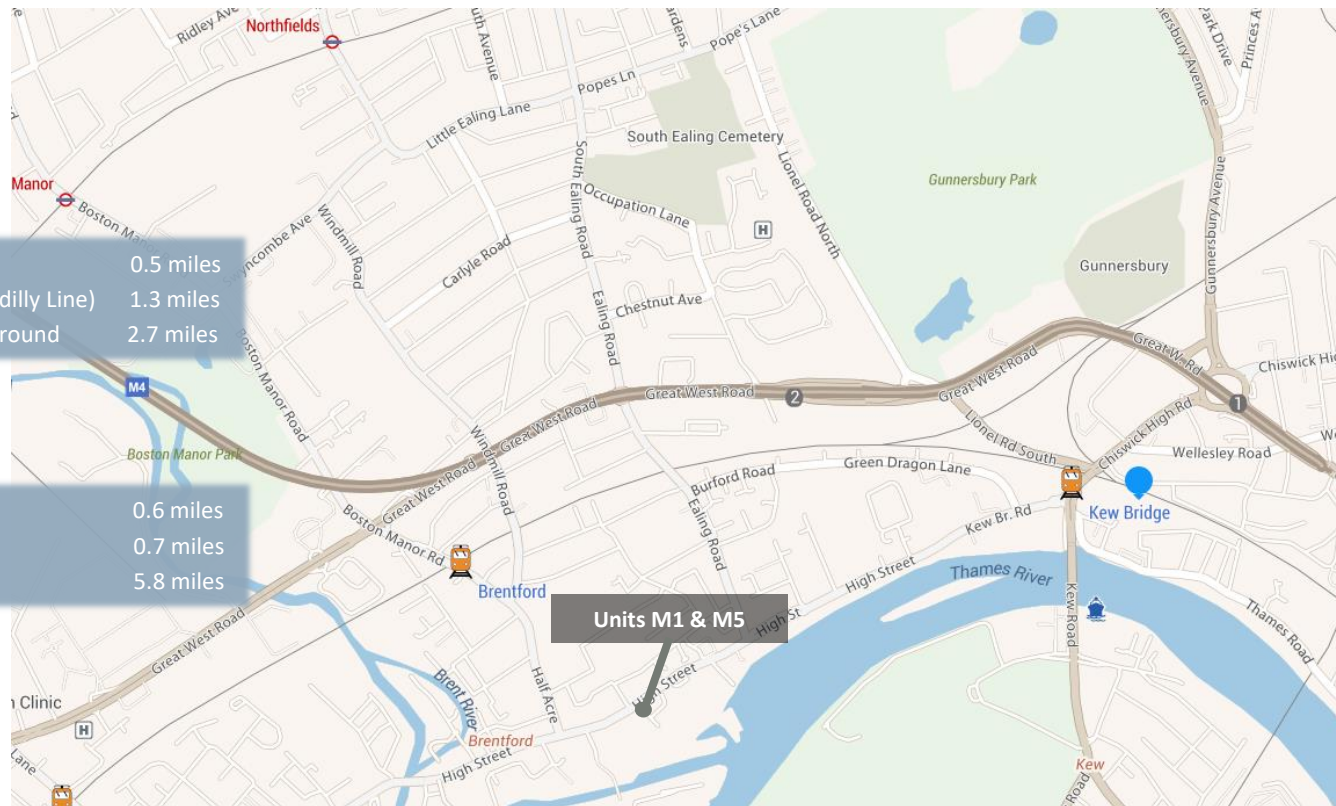
The nearby A4 and M4 provide good road links to Central London and Heathrow Airport (both circa 8 miles distant), as well as the M25 and wider motorway network.



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



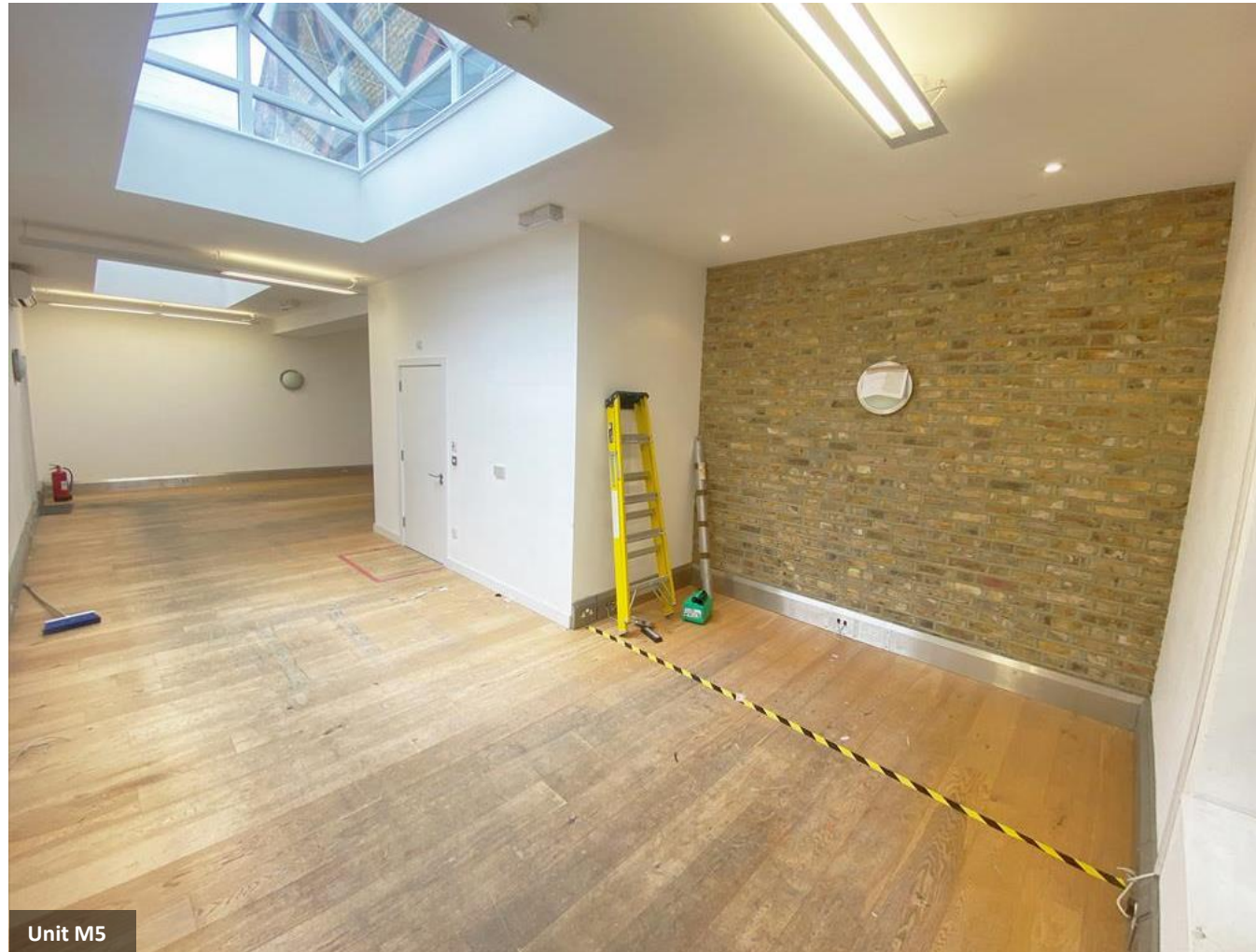
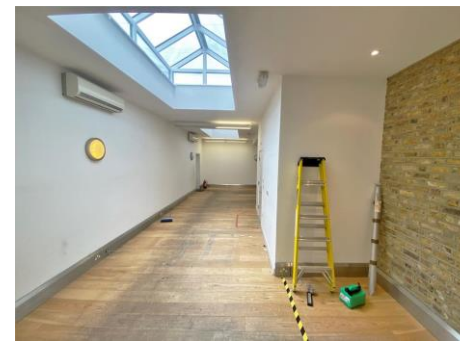
DESCRIPTION

Units M1 and M5 form part of a unique mixed use development comprehensively refurbished approximately 13 years ago.

The Victorian buildings on site retain many of the key period features, which are sensitively incorporated with later architecture.

Internally, the commercial units provide character accommodation to include the following amenities:

- Wood flooring
- Air conditioning (untested)
- Perimeter trunking
- Double entrance doors
- Character windows
- Roller shutter (Unit M1)
- Security shutters
- Spot, strip and pendant lighting
- Kitchenette
- WC + Disabled WC



ACCOMMODATION

On a gross internal basis, the available floor areas are as follows: -

Unit	Size (Sq. Ft.)	Size (Sq. M.)
M1	957	88.92
M5	590	54.77
TOTAL	1,547	143.7

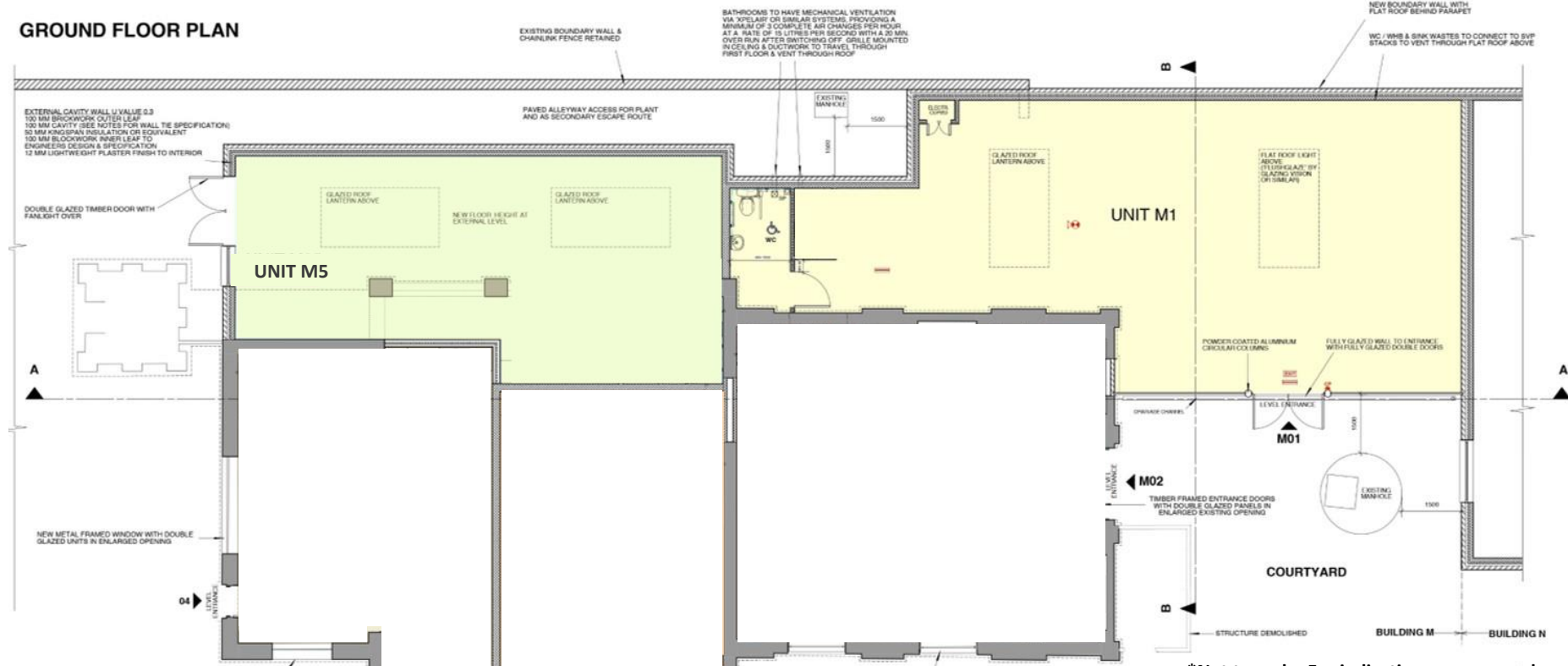


Unit M1



Unit M5

GROUND FLOOR PLAN



*Not to scale. For indicative purposes only.

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 £36,437.28 (£23.55 per sq. ft.)

Business Rates

We understand from the Valuation Office website that the Rateable Value of the property is £19,000.

The approximate rates payable = £9,728 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.

VAT

The property is registered for VAT, which applies in addition.

Service Charge

We understand that this is running at c. £3,113.25 per annum, for the upkeep and maintenance of the common parts.

EPC

An EPC has been commissioned. Further details available from the agents.

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.





The Old Pumping Station

P
Authorized Visitor
Parking Only

P
PAID BY HOUR



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Please contact sole agents Vokins 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