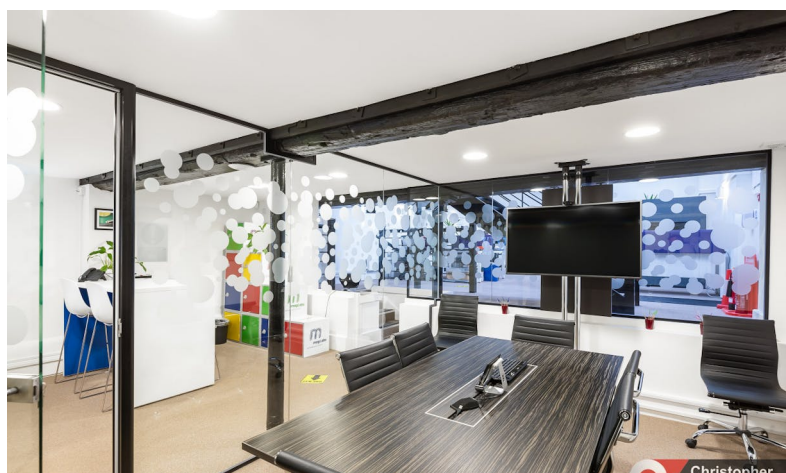




The Soap Factory, Britannia Court, West Drayton, UB7 7PN

Stylish former factory conversion impressive offices at The Green with a paved courtyard, good on-site parking & close to future CrossRail

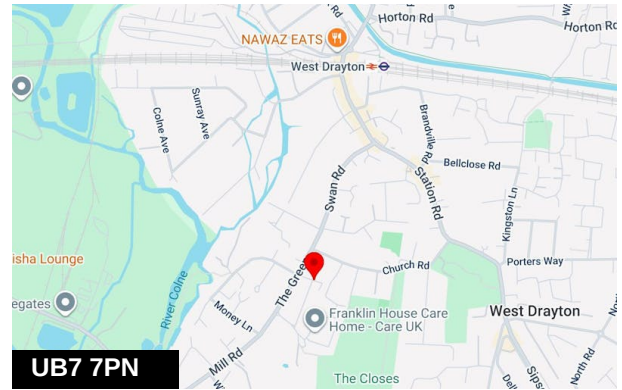
Available Size	2,450 sq ft / 227.61 sq m
Rent	£24.50 per sq ft
Price	£850,000
Rates Payable	£7.05 per sq ft Subject to confirmation with Hillingdon Council
EPC Rating	EPC exempt - Listed building

KEY POINTS

- Excellent natural light
- Self contained with 8 on site parking spaces
- Breakout room and meeting rooms
- Fitted kitchen and cloakrooms
- Open airy office space with character features
- Dedicated server cupboard
- Professional client reception area
- Close to local shops /amenities, West Drayton Station, Stockley Park and Heathrow

Location

Overlooking The Green in the centre of West Drayton village The Soap Factory benefits from a tranquil setting just a short distance away from the High Street, West Drayton station and access routes to the M4 / M40 / M25, Heathrow and London. The surrounding towns and villages of Iwer, Langley, Uxbridge and the renowned Stockley Park are all close at hand. Cross Rail is scheduled to open sometime in 2022 and a fast regular service to Paddington already exists - around 84 trains a day and fast travel time of 19 minutes.



Description

The Soap Factory forms a core section of Britannia Court, previously Britannia Brewery before Wilkins Campbell Ltd converted it into a soap and candle factory. The hive of activity and vibrancy has been retained by an impressive office conversion carefully retaining high ceiling features, old beams and clever use of open floor space together with trendy meeting and private rooms. The entrance encompasses a professional client reception area for visitors. There is also a dedicated server cupboard within the space and a fitted kitchen and toilet facilities. Please note, the office is available unfurnished.



Terms

A new lease is available at a rental guide of £5,000 pcm exclusive (plus VAT) subject to lease length and financial status or a freehold sale at a price in the region of £850,000 plus VAT.



Viewings

For further information and viewings please contact Chris Thomas 07770 768342 or email ct@chthomas.com

Video

- Video Tour - <https://youtu.be/zGqobR2mCek>

Viewing & Further Information

Christopher Thomas

01753 839390 | 07770 768342

ct@chthomas.com

Mark Rose (Rose Williams Ltd)

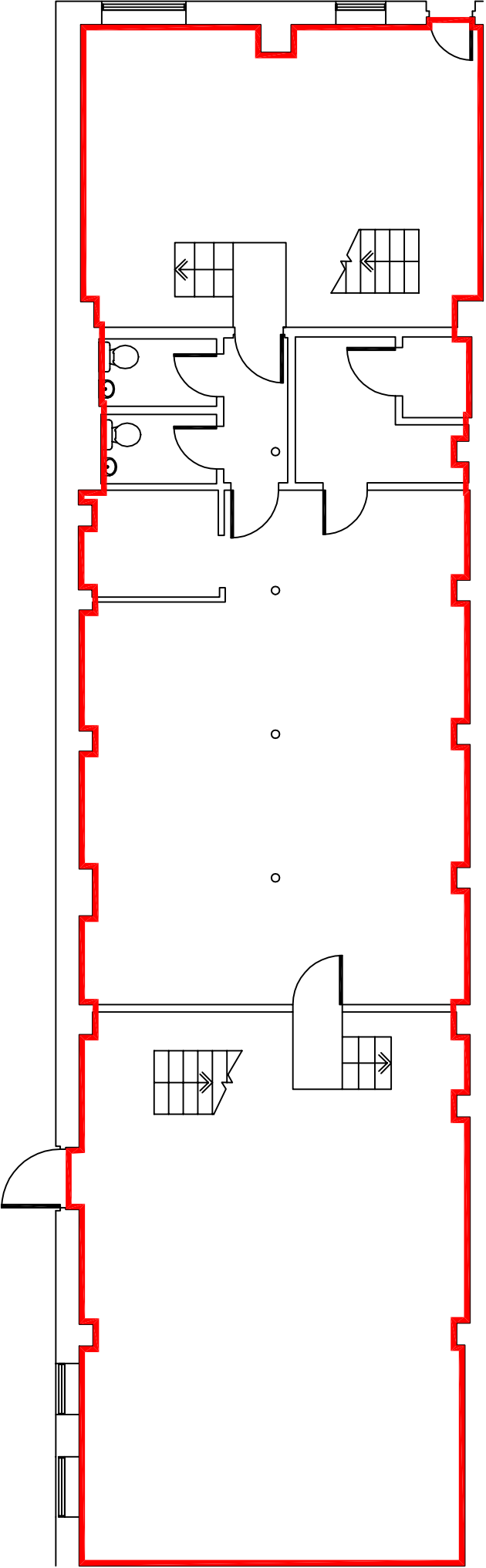
01895 619898 | 07768 718856

mark@rose-williams.co.uk

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Workman
Unit 2 Britannia Court
The Green
West Drayton
Middlesex
UB7 7PN

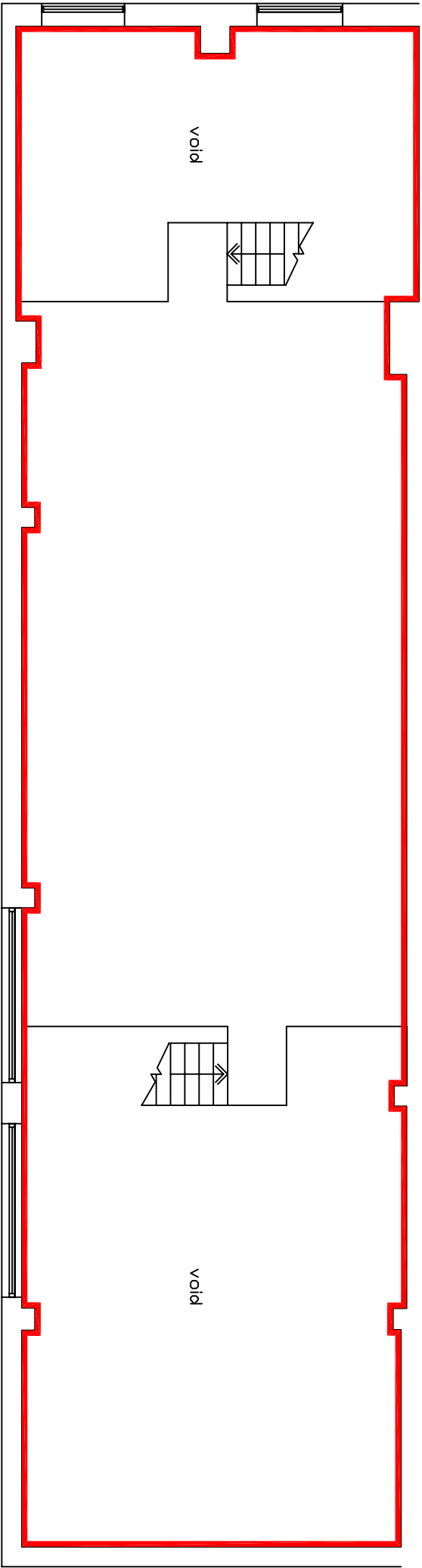
Floor Plan
Ground Floor
Date: September 2008
Scale: 1:100 + 1:1250

CAD Ref: 1964-03

Ross Laird

Measured Surveys

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Ground Floor 1:100



Location Plan 1:1250



Workman

Unit 2 Britannia Court
The Green
West Drayton
Middlesex
UB7 7PN

Floor Plan
Mezzanine

Date: September 2008
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