

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

PRICE REDUCTION AS OF JUNE 2023



Unit M3 & M4 The Old Pumping Station
Pump Alley, Brentford, TW8 0AP

**2,099 sq. ft.
(195.0 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.

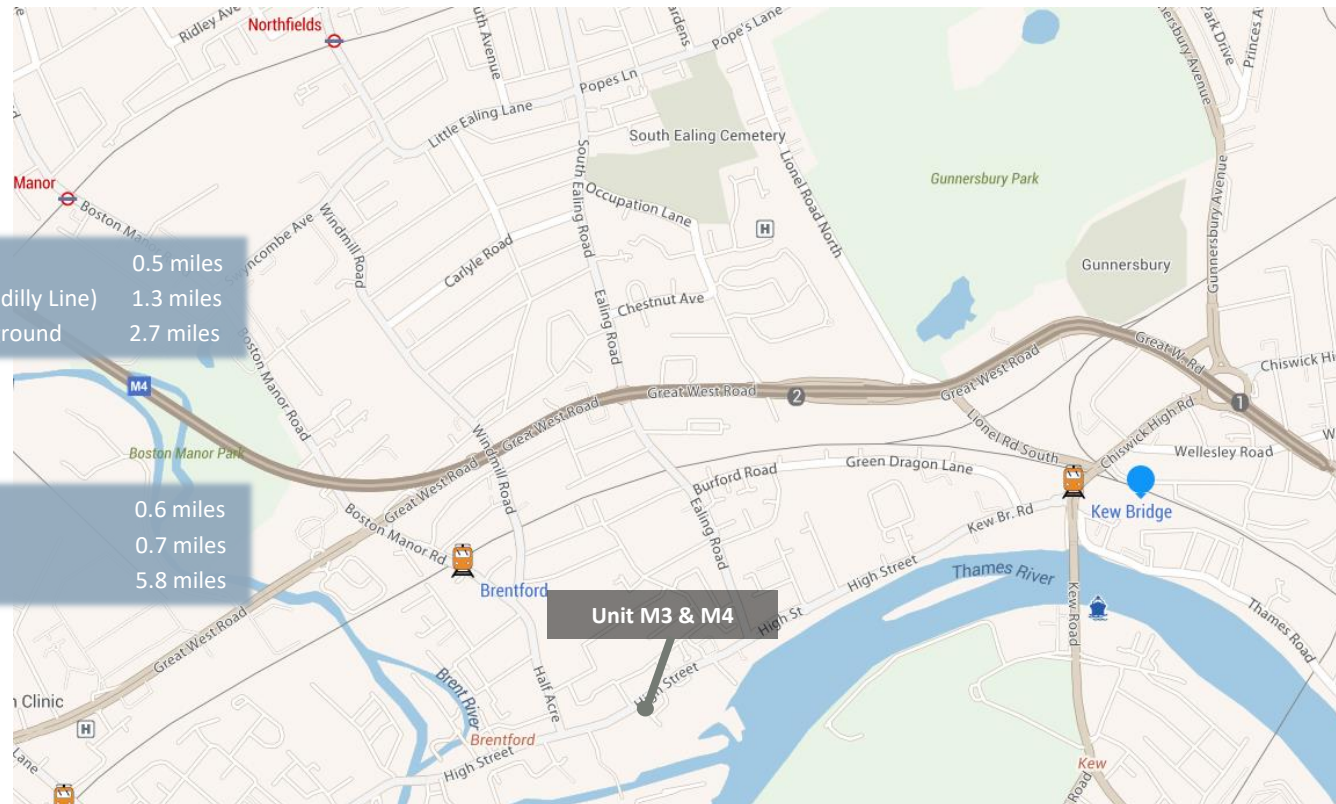
The nearby A4 and M4 provide good road links to Central London and Heathrow Airport (both circa 8 miles distant), as well as the M25 and wider motorway network.



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

M3 & M4 forms part of a unique mixed use development refurbished approximately 13 years ago in an architectural style to match the remainder of the Victorian development known as the Old Pumping Station.



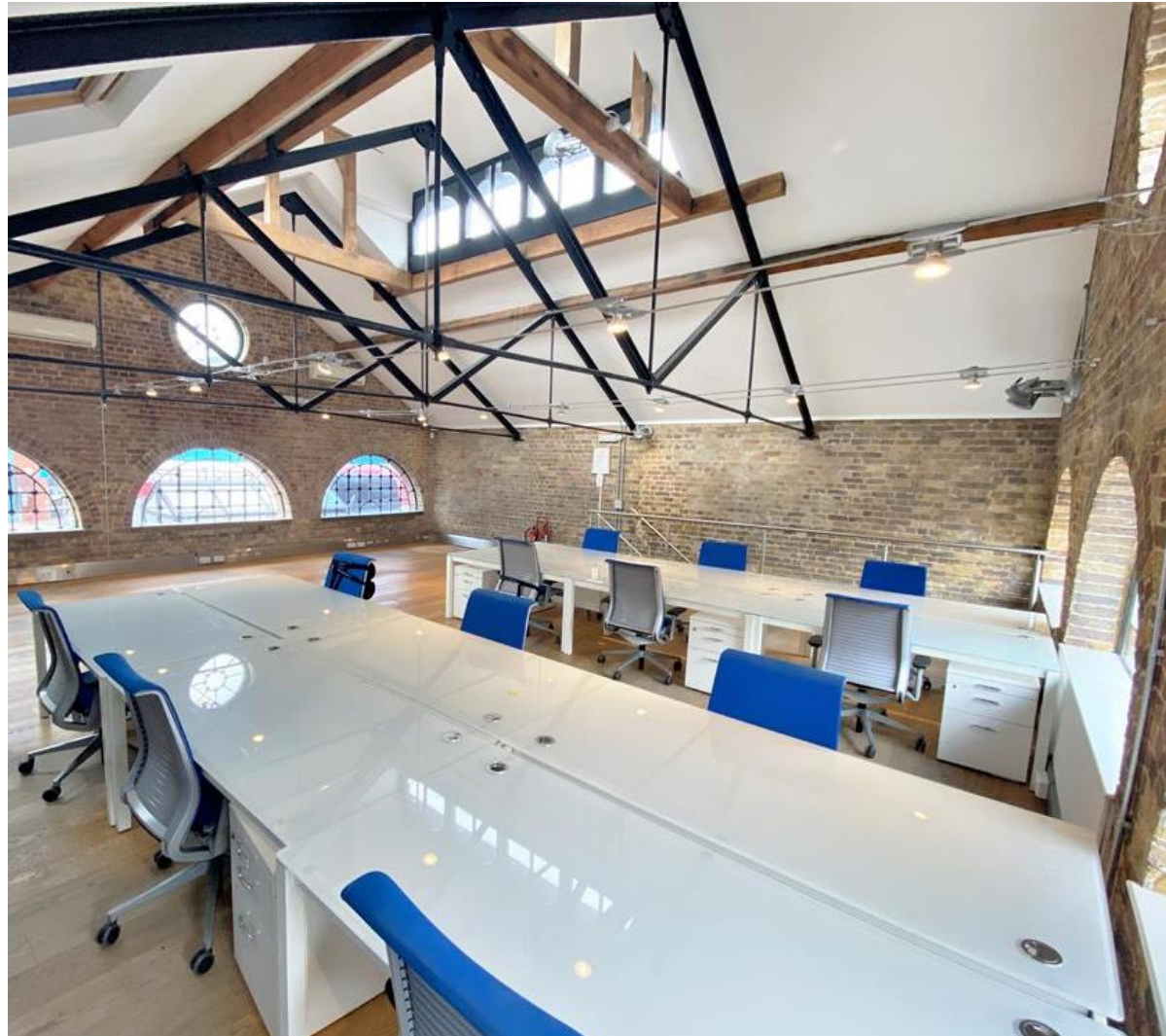
Many of the key period features have been sensitively incorporated into the development.

Internally, the property is presented in contemporary style, providing open plan character offices, incorporating exposed brick feature walls, exposed timber joists, wooden flooring and air-conditioning.

The ground floor offers an open plan workspace/breakout with two WCs and a modern kitchen.

The space can be made available part furnished with desks.

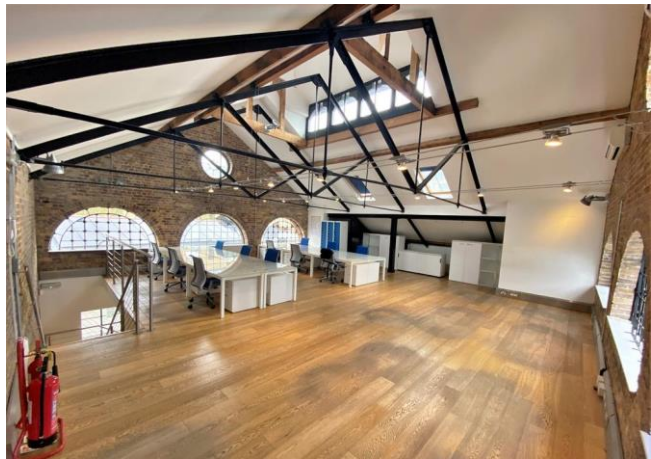
- Hardwood flooring
- Air conditioning (untested)
- Spot, strip and pendent lighting
- Perimeter trunking and power sockets (untested)
- Kitchen + inbuilt appliances (untested)
- 2 WCs
- Good natural light
- Character windows



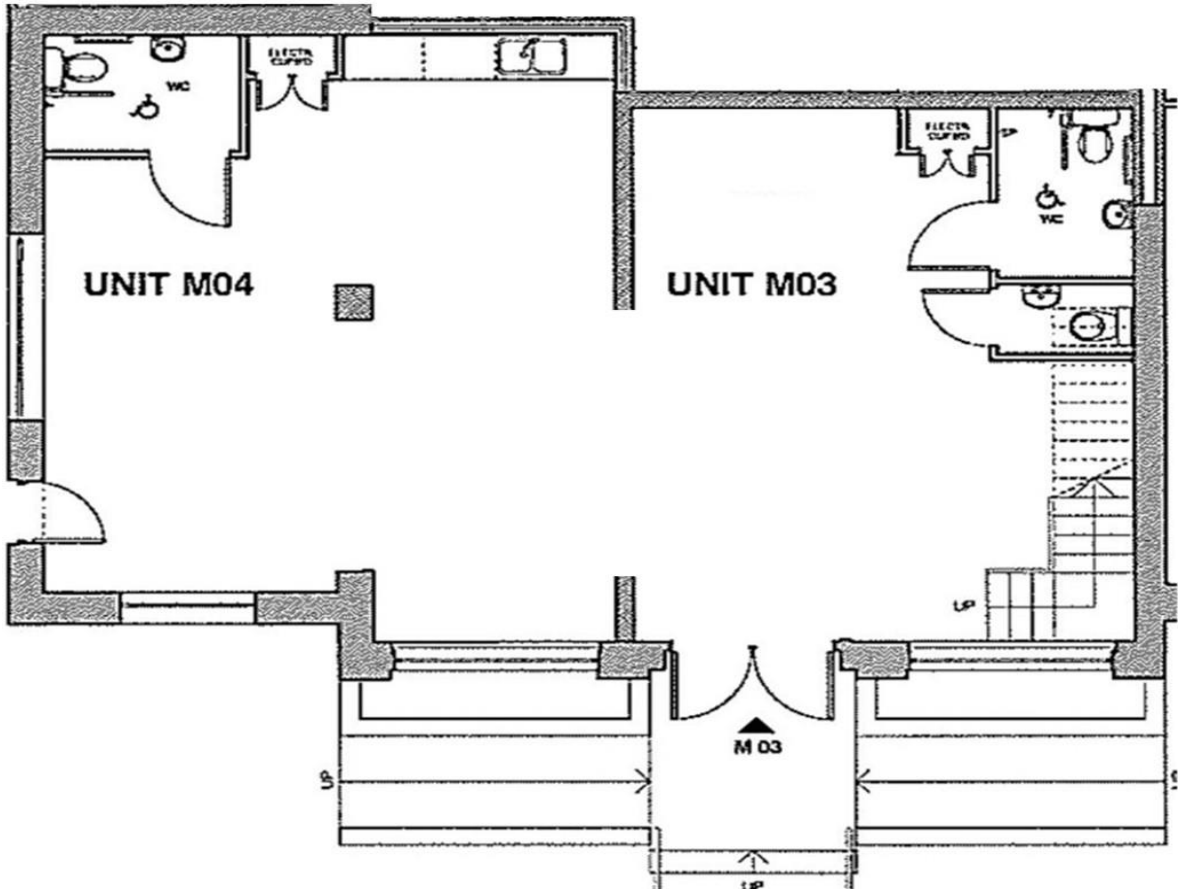
ACCOMMODATION

The approximate gross internal floor areas are as follows:

Unit M3 & M4	SQ. FT.	SQ. M.
Unit M3	1,561	145.0
Unit M4	538	50.0
TOTAL	2,099	195.0



Ground Floor Plan



TERMS/COSTS

Terms

A new FRI lease is available for a term to be agreed.

Rent

£43,029.50 per annum exclusive
(c. £20.50 per sq. ft.)

Business Rates

We understand from the Valuation Office website that the Rateable Value of the property is £41,750.

The approximate rates payable = £21,376 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. £3,592.21 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)



Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly through prior arrangement through sole agents Vokins.

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



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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

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