

**FOR SALE – CONTEMPORARY STYLE OFFICE SITUATED ON
A MODERN DEVELOPMENT - OF INTEREST TO
INVESTORS, OWNER OCCUPIERS AND POTENTIALLY
DEVELOPERS**



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Building P

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

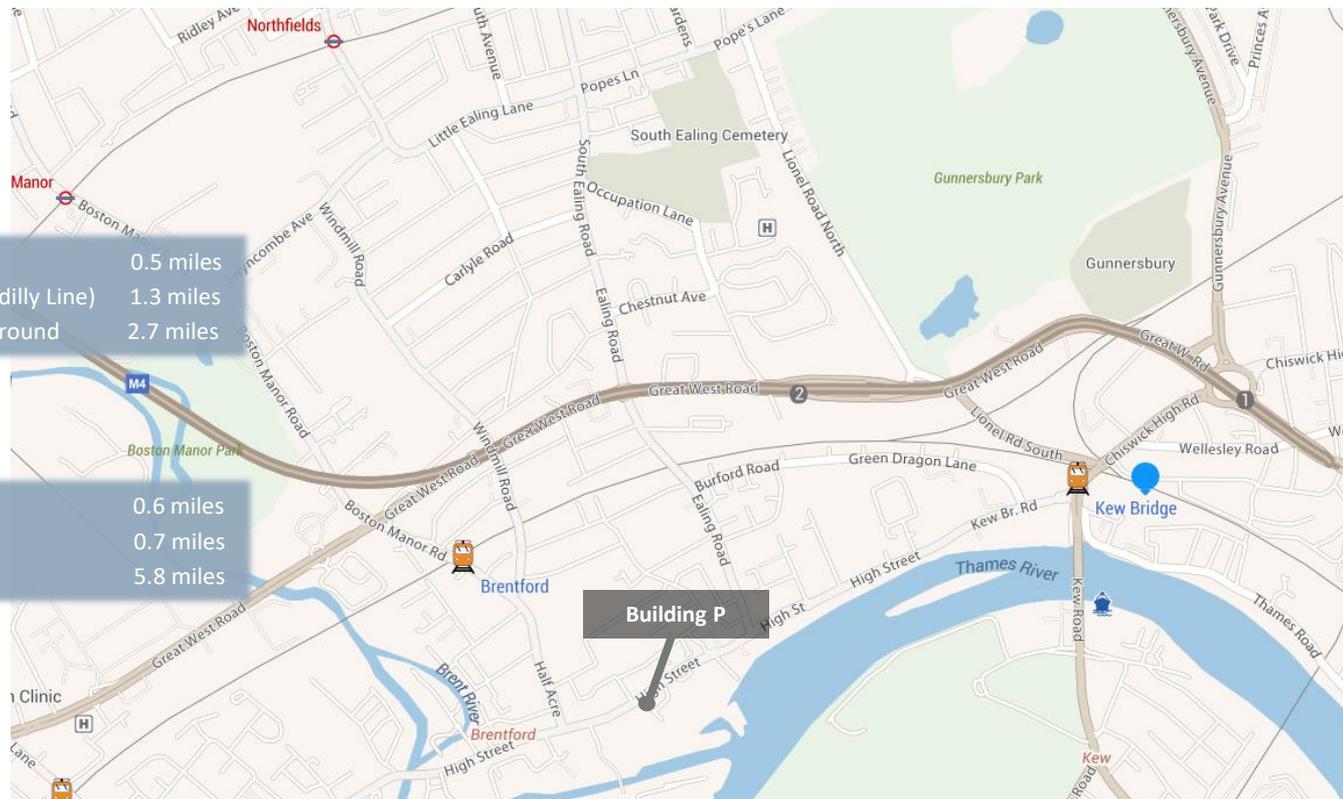
**1,604 SQ.FT. GIA
(149.02 SQ.M)**

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.

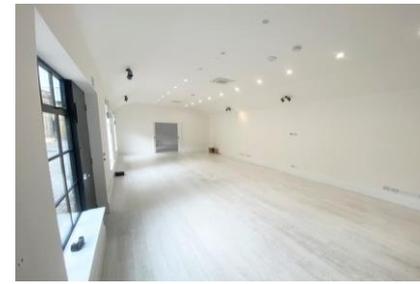
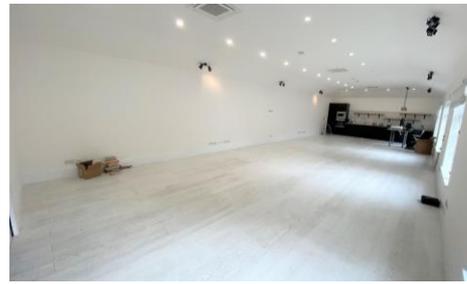
Brentford Rail Station offers a regular and fast service into Central London, whilst there are also several bus routes passing along the High Street.

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.



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 however, it may appeal to potential developers who may seek to convert to residential subject to any necessary consents.

Internally, the commercial units provide 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.



TENANCY

The property is available either with or without the current lease in place. Building P is currently let to Teapigs Limited, on an effective full repairing and insuring lease for a term expiring May 2026 at an exclusive rental of £35,288, which was subject to a rent review in line with RPI criteria in May 2021, which we believe will now produce £36,346.64 pax.

Teapigs Limited have a credit safe rating B with a credit limit of £450,000 and a contract limit of £1,700,000. Teapigs are guaranteed by Tata Global Beverages GB limited.

Teapigs have indicated that they intend to relocate from the premises and would be willing to agree a surrender of their lease subject to terms and contract

The lease is contracted outside of the 1954 Landlord and Tenant Act.



TERMS/COSTS

Terms

Guide Price: £640,000 + VAT

The property is available for sale upon a new 999-year lease at a peppercorn rental if demanded.

Business Rates

We understand from the Valuation Office website that the Rateable Value of the property is £15,000. The rateable value multiplier is 51.2%, giving a rates payable of £7,680 per annum in the rating year 1st April 2022 – 31st March 2023.

All applicants are advised to make their own enquires through the London Borough of Hounslow Billing authority.

Service Charge

A service charge is payable for the upkeep and maintenance of the common parts which is to be confirmed.

VAT

VAT is applicable in addition to all above costs.

EPC

Rating: C (65)

Legal Costs

Each party to bear their own legal costs.



Further Information

The freehold land surrounding the property is available to purchase for a guide price of £160,000 + VAT. The land is generating an income of £8,460 pax from car parking and a motorbike space.

Separate details are available from the agents.

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

P
Authorized Visitor
Parking Only
Maximum 2hr - Week
Days 08:00 - 18:00
Monday - Friday

V
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Informational notice on the wall.



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

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