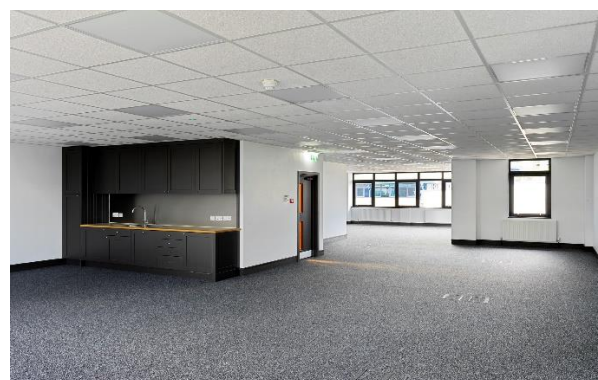
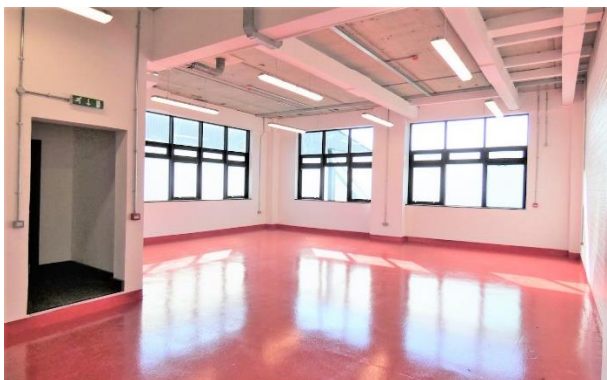


To Let

Unit 2 Firmdale Village,
Ryan Drive, Brentford,
TW8 9ER



www.TLRE.co.uk



To Let Modern Business
Space Unit

2,563 sq ft

Units 2 Firmdale Village, Ryan Drive, Brentford, TW8 9ER.



www.TLRE.co.uk

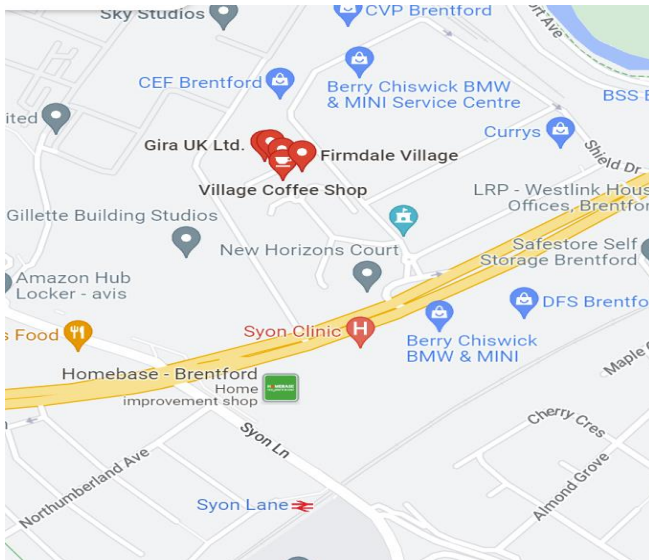
Description

The unit is of concrete frame construction, with brickwork elevations Grade A specification storage/light industrial space with office accommodation on first floor.

The ground floor provides a reception area, WC and main storage space with a clear height of approx 3.6m. Loading access is via a roller shutter door.

The first floor offers high quality fully fitted office accommodation with kitchenette and WC facilities.

Location



Firmdale Village, Ryan Drive is located immediately adjacent to the West Cross Industrial Park, a prominent industrial/business park located on the A4 Great West Road in Brentford.

Local occupiers include Sky TV, Currys PC World, Berrys BMW Centre, CEF and Wolseley.

The scheme is ideally placed with access to both Central London (8.6 miles) and Heathrow Airport (4.5 miles), via the A4. The M25 junction 15 is 7.5 miles to the west.

Syon Lane station is approximately 1/2 mile away and has services to London Waterloo and Weybridge. The H91 Bus service also runs on the A4, outside the scheme and links to Hounslow and Hammersmith underground station.

Accommodation

Area Unit 2	Sq M	Sq Ft
Ground Floor	119.1	1,282
First Floor-Office	119.9	1,290
Total	239	2,572

Terms

The unit is available by way of a new lease to be agreed direct from the landlords.

Business Rates

Potential occupiers are recommended to make their own enquiries to the London Borough of Hounslow.

EPC

An EPC is available on request.

TLRE

Tel: 020 3151 1011

Email: info@tlre.co.uk

Ed Thomason

Tel: 07818 065 276

Email: et@tlre.co.uk

Paul Londra

Tel: 07779 269 290

Email: pl@tlre.co.uk

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