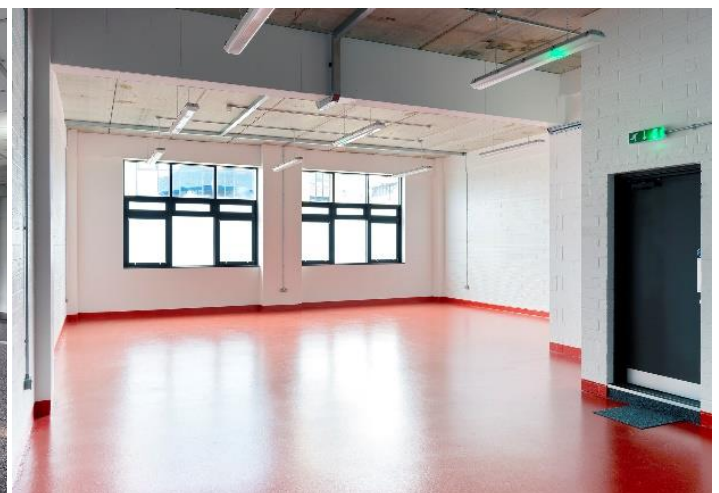
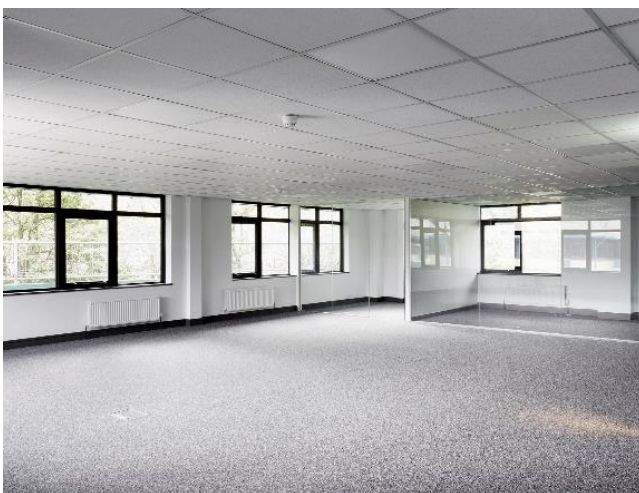


To Let

**Unit 8 & 9 Firmdale
Village, Ryan Drive,
Brentford, TW8 9ER**



www.TLRE.co.uk



(indicative photos only)

**To Let Modern Business
Space Unit**

8,095 sq ft

Units 8/9 Firmdale Village, Ryan Drive, Brentford, TW8 9ER.



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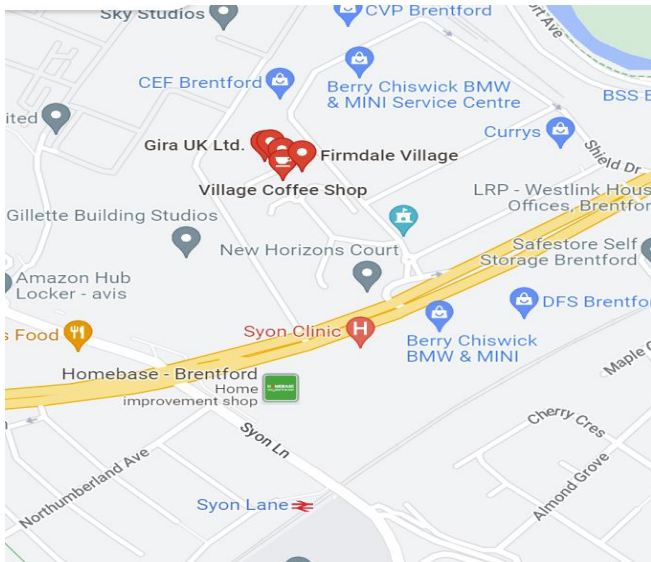
Description

The unit offers high quality business space accommodation with storage/light industrial space on the ground floor and a well finished office area to the first floor.

The ground floor provides a reception area, WC and the main storage space with a clear height of approx 3.6m. Loading access is via two up and over loading doors onto a loading apron and parking area.

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 Units 8/ 9	Sq M	Sq Ft
Ground Floor	3,662	340.3
First Floor-Office	4,433	412
Total	8,095	752.3

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.

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