

To Let

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



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(indicative photos only)

**To Let Modern Business
Space Unit**

**4,798-8,095
sq ft**

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



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Description

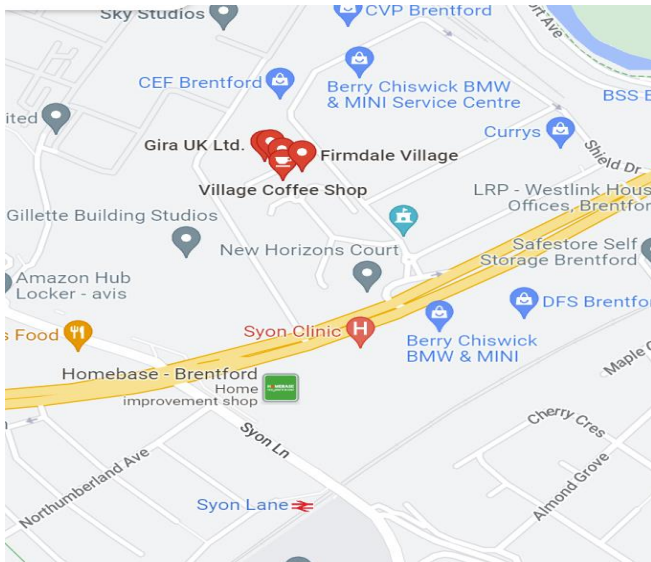
The unit is of concrete frame construction, with brickwork elevations Grade A specification storage/light industrial space with office accommodation on first floor.

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.

An adjacent unit is also available, providing a total of 8,095 sqft (752.3 sq m).

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 9	Sq M	Sq Ft
Ground Floor	205.1	2,207
First Floor-Office	240.8	2,591
Total	445.9	4,798

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

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