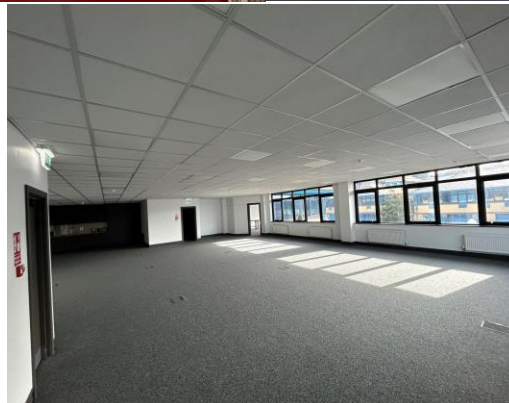


# MODERN BUSINESS SPACE UNIT

**UNIT 9 FIRMDALE VILLAGE  
RYAN DRIVE  
BRENTFORD  
TW8 9ER**



**To Let**  
**4,798 SQ FT (445.9 SQM)**

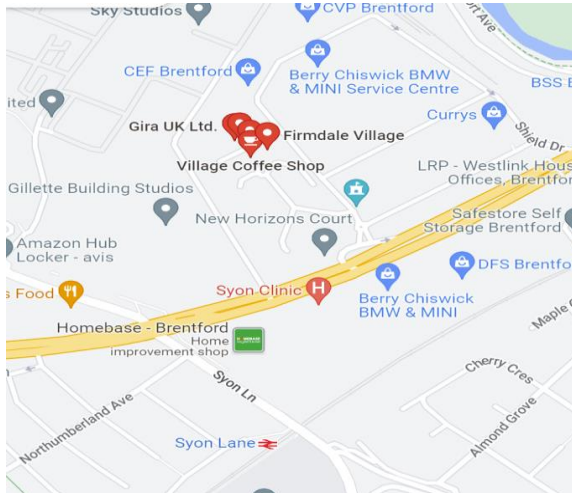
**12-14 Denman Street, London W1D 7HJ**  
**T: 0203 151 1011 / [info@tlre.co.uk](mailto:info@tlre.co.uk) / [tlre.co.uk](http://tlre.co.uk)**

## 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 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 ½ 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.



## 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 area comprises a reception area, WC and the main storage space with a height of approx. 3.6m. Loading access is via an up and over loading door with an external loading area and parking.

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

## TERMS

The unit will be available by way of a new lease.

## ACCOMMODATION

	SQ M	SQ FT
Warehouse & Reception	205.1	2,207
First floor office	240.8	2,591
<b>TOTAL</b>	<b>445.9</b>	<b>4,798</b>

## AMENITIES INCLUDE

- Storage to 3.6m on ground floor
- Up and over loading door
- 3 phase power
- First floor offices
- Onsite scheme Cafe

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

## ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, TLRE will be required to undertake ID checks for all interested parties.

## BUSINESS RATES

The Property will be accessed for Business Rates.

## LEGAL COSTS

Each party is to bear their own legal costs in this matter.

## VIEWING

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