



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

SELF-CONTAINED OFFICE/TECHNOLOGY BUILDINGS TO LET

AVAILABLE SEPARATELY OR AS ONE

**5,965 Sq Ft – 11,930 Sq Ft
(554 Sq m – 1,108 Sq m)**



**RM + 1 & 2, REYNARDS BUSINESS PARK
WINDMILL ROAD, BRENTFORD
MIDDLESEX, TW8 9LY**

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Misrepresentation Act 1967

Every care has been taken in the 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.

LOCATION: RM + 1 & 2 are located within Reynards Business Park, which is less than half a mile from the A4, Great West Road in Brentford. It is accessed from Windmill Road (B452). Northfields (Piccadilly Line) Station is approximately 1 mile from the subject property, Brentford Mainline Station is approximately ½ mile distance.

Central London, Heathrow and the M25 are all accessible from Junction 2 of the M4, which is approximately 1.5 miles from the subject property.

DESCRIPTION: The units are of brick built construction, under a pitched tile roof, incorporating a loading door on the ground floor. They were completed in the year 2000.

Each of the premises have been fitted out to a high standard to provide a mix of open plan and cellular offices, meeting and presentation rooms, technology areas, together with a useful loading/despatch area.

FLOOR AREAS: The gross internal floor areas are approximately -

RM + 1		
Ground Floor	2,982.5 sq ft	(277.08 sq m)
First Floor	2,982.5 sq ft	(277.08 sq m)
Total Net Internal Area	5,965 sq ft	(554.16 sq m)
RM + 2		
Ground Floor	2,982.5 sq ft	(277.08 sq m)
First Floor	2,982.5 sq ft	(277.08 sq m)
Total Net Internal Area	5,965 sq ft	(554.16 sq m)

AMENITIES:

- Air Conditioning Via Cassette Units
- Gas Central Heating
- Suspended Ceilings with Recessed Category II Lighting
- Double Glazed Windows
- Carpeting to All Office Areas, Vinyl To Technology Areas
- 24 Demised Car Parking Spaces
- Fitted Kitchen To Both Ground and First Floor
- Quality Partitioning.

RENT: £14.00 per sq ft exclusive.

TERMS: A new lease is available for a term to be agreed.

BUSINESS RATES: **RM + 1** Rateable value: £70,500 **RM + 2** Rateable value: £66,500

Rates payable: £34,192.50

Rates payable: £32,252.50

VIEWING:

By appointment through sole agents VOKINS.

Contact: DDI: 020 8400 8899 – Joanne Davis

DDI: 020 8400 8895 – John Vokins