

# FOR SALE OR TO LET

## Self Contained Office Building with Secure Parking

9 Britannia Court, The Green , West Drayton, Middx UB7 7PN



- 2,349 sq ft (218 sq m)
- Secure undercroft car parking
- Gated Development
- Comfort cooling
- Existing glass partitioning
- 0.5 miles from Elizabeth Line Station
- Easy access to M4 (J4) and M25 (J15)
- Approx 3.5 miles from Heathrow Airport

**DE SOUZA**  
COMMERCIAL PROPERTY CONSULTANTS

## Location

Britannia Court is a gated development situated on the south side of The Green in the heart of West Drayton just ½ mile from the station where a regular Elizabeth Line service is available to London. Heathrow Airport is just over 3 miles to the south and it is ideally located for the motorway network being under 2.5 miles from M4 (Junction 4). An wide range of local amenities are available in the Town Centre which is within walking distance.

## Description

The property comprises a self-contained modern office building with the majority of the accommodation on the first floor. The undercroft car parking is accessed via an electric roller door and has 8 marked space with potential to accommodate up to 12 cars if double parked. A storage unit (116 sq ft /11 sq m) currently occupies one of the car spaces but could be removed if not required. The building can be accessed via the front door into a ground floor room that is currently being used as a storage/workshop or through the car park.

## Accommodation

Area	Sq Ft	Sq M
First Floor	2,105	195.5
Ground Floor	244	22.7
<b>Total</b>	<b>2,349</b>	<b>218.2</b>

The above areas are in accordance with IPMS-3. The approximate gross internal area of the building including parking is 4,776 sq ft.

## Amenities

- Modern Self-contained Building
- Comfort cooling
- LED lighting
- Secure undercroft parking for 8+ cars
- Existing glass partitioned offices
- Kitchen
- Separate Male and Female WC's
- EPC Rating – D 82 Certificate

## Terms

The Virtual Freehold (999 year lease) is available for sale or the property is available on a new lease direct with the Landlord for a term to be agreed.

**SALE PRICE - £750,000 plus VAT**

**RENT - £58,725 per annum exclusive of VAT and all other outgoings**

## Business Rates

According to the Rating List on voa.gov.uk the property has a Rateable Value of £31,500. Rates payable are therefore estimated at £15,718.50 per annum. Interested parties should make their own enquiries with London Borough of Hounslow.



**For more information or to arrange a viewing contact:-**

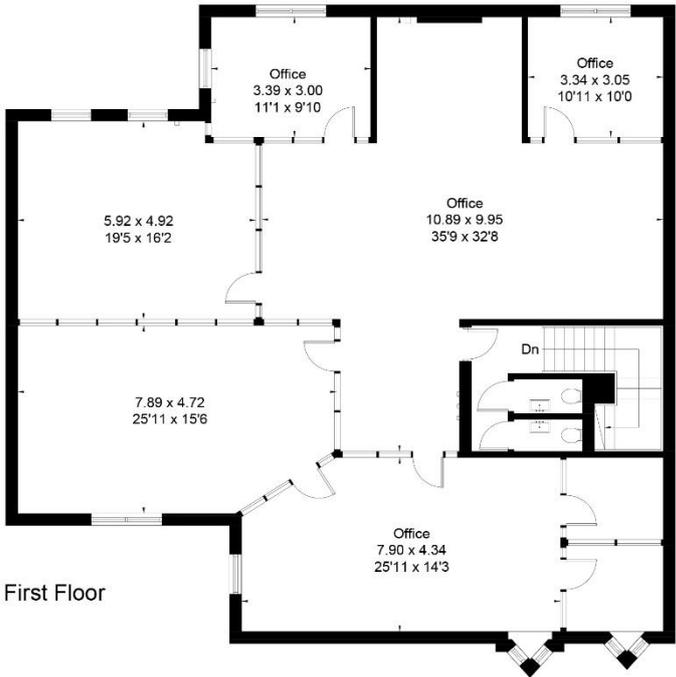
**Paul Flannery**

**paulf@desouza.co.uk**

**T: 020 8707 3030**

**M:07946 422920**

# Floor Plans









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