

Office Unit To Let

Chapel House 152-156 High Street

West Drayton– UB7 7BE

The logo consists of the letters 'BWP' in a light blue, sans-serif font, centered within a dark grey square background.

BWP

Chapel House 152-156 High Street, West Drayton UB7 7BE

ASKING RENT £72,500 per annum



Summary:

- An opportunity to lease a 3,623 sq ft self-contained office building in West Drayton
- The property is located on the East side of the High Street, with West Drayton Train station only 5 minutes to the south.
- Very well connected, with the Junction 4, M4 less than 10 minutes drive, with easy access to M25.
- Heathrow Airport 10 minutes drive to the South.
- Ideal for a company HQ.
- 8 car parking spaces.
- Elected for VAT.

We are instructed to offer the unit by way of a new full repairing and insuring lease for a term to be agreed.

Asking rent of £72,500 pa (excl)

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Location:

The Property is located on the West Drayton High Street, only a 5-minute walk to West Drayton Train Station to the South. The High Street has plenty of amenity with many cafes, bars, restaurants and retailers.

The Property is very well connected with Junction 4 of the M4 less than 10 minutes drive away, with easy access to the M25. Heathrow Airport is also only 10 minutes drive to the South.

West Drayton Station (Zone 6) is on the Elizabeth Line with journey times to Paddington Station of c.30 minutes. There are also several local bus routes which run along the High Street.

Description:

The offices are accessed from the High Street and are split between an attractive former Chapel building with a modern extension to the rear.

The accommodation is a mix of open plan and offices, with kitchenettes and break out space. There is separate access to the rear office space, along the side of the main chapel building.

There is secure parking for 8 cars at the back of the property.

Term:

The unit is being offered by way of a new full repairing and insuring lease for a term to be agreed.

Asking rent of £72,500 pa

(exclusive of Business Rates, VAT and Insurance).

Planning:

The property currently has office use under Class E(c).

EPC:

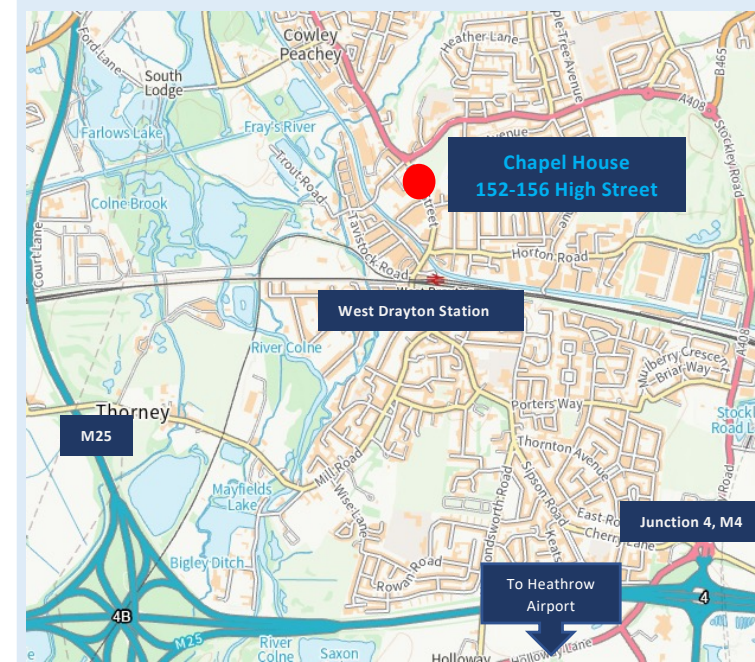
The property currently has an Energy rating of C, valid until 24 October 2028. EPC certificate and report available on request.

Business Rates:

The property has a ratable value of £41,000, from 1 April 2023. For rates payable the tenant should make their own enquiries with the local authority.

VAT:

The property is elected for VAT.

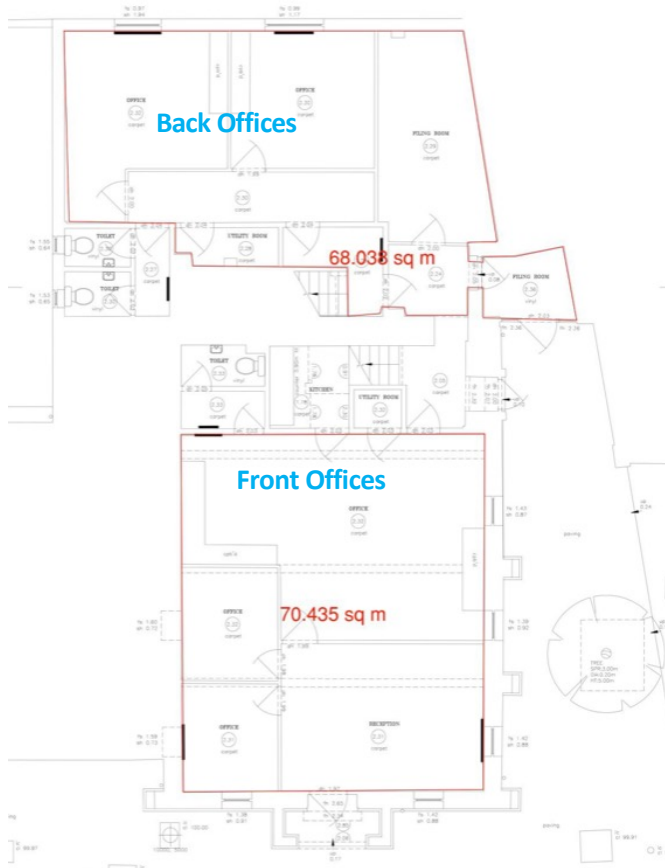


NB. The plan is for identification only. © Crown Copyright OS 0100055500

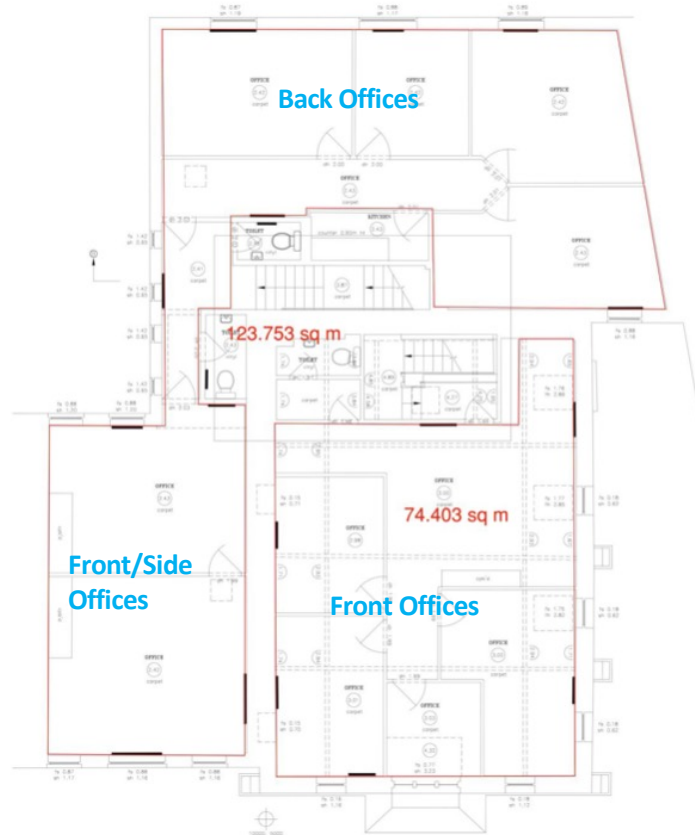


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Ground Floor



First Floor

Areas:

Floor	Description	Net Internal Area	
		Sqm	Sq Ft
Ground Floor	Front Office	70.44	758.2
	Back Offices	68.04	732.4
First Floor	Front Offices	74.40	800.8
	Back & Front/Side Offices	123.75	1,332
TOTALS		336.6	3,623.4

NB. Information provided by the Owner, not measured by BWP Commercial Property. Floor Plans available upon request.

Further Information:

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