TWO UNIQUE CHARACTER OFFICE BUILDINGS – TO LET

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37 Half Acre

Brentford TW8 8BH

1,077 – 2,565 SQ. FT.
(100 - 238.2 SQ. M.)

Half Acre House & Mews, 37 Half Acre, Brentford, TW8 8BH

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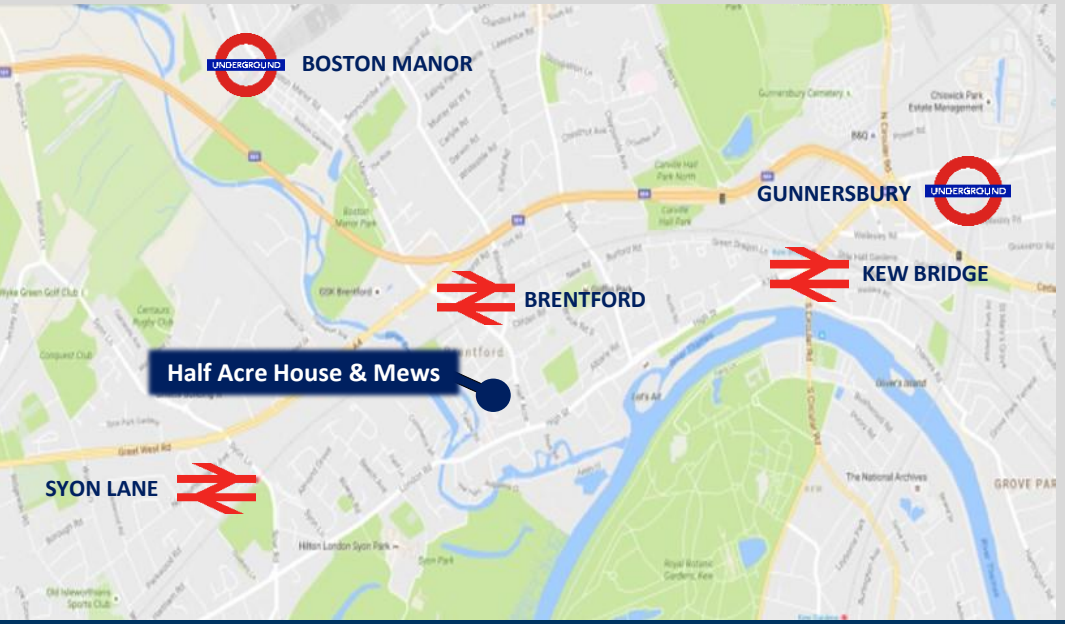
Location

The properties are situated in Half Acre (A3002), close to Brentford town centre, which is due to be comprehensively redeveloped. Brentford offers good road communications via the A4 Great West Road and A205 South Circular Road and A406 North Circular Road, which provide easy access to the national motorway network, (M4, M25, M3 and M40). Heathrow Airport is approximately 8 miles distance.

Brentford (British Rail Station) is nearby, and several bus routes close to the property. The nearest underground station is Boston Manor (Piccadilly Line).



Brentford (British Mainline)	0.2 miles
Boston Manor (Piccadilly Line)	1.0 miles
Syon Lane (British Mainline)	1.0 miles

A4 Great West Road	0.4 miles
M4 - Brentford	1.0 miles
Heathrow Airport	5.6 miles

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The Property

Half Acre House is a self-contained 18th Century detached building over basement, ground and two upper floors, offering five individual offices, an impressive boardroom and ground floor open plan offices with kitchen and toilets.

Half Acre Mews comprises a modern uniquely designed property with brick and feature timber clad elevations under a pitched roof, surmounted by a timber lantern.

Internally the building incorporates a fine exposed timber framed roof and detail joinery works, amongst other attractive features, with central heating.

Accommodation

The approximate net internal floor areas are a follows:-

Properties	Floor	Sq. Ft.	Sq. M.
Half Acre House	Basement(Storage)	97	9.0
	Ground Floor	263	24.4
	First Floor	263	24.4
	Second Floor	257	23.9
	Total	**1,077**	**100.0**
Half Acre Mews	Ground Floor	68	6.3
	First Floor	1,420	131.9
	Total	**1,488**	**138.2**

Half Acre Mews - 1,488 SQ. FT. (138.2 SQ. M.)

Half Acre House – 1,077 SQ. FT. (100 SQ. M.)

Amenities

Each office is to be redecorated and presented in good and tenantable repair and will provide:-

- Character offices
- Air-conditioning
- Contemporary modern finishes (Half Acre House)
- New floor coverings
- Kitchen areas
- On site car parking
- Close to local amenities

Use

B1 (Offices). Alternative uses such as D1 or D2 may be considered subject to planning permission being obtained.

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Terms

A new FRI lease or leases are available for a term to be agreed.

Upon completion of the redecoration works the rental would be as follows: -

Half Acre House - £25,000 pax. (c. £23.21 psf. exclusive)
Half Acre Mews - £35,000 pax. (c. £23.50 psf. exclusive)

Rates

According to the Valuation Office Agency, the rateable values for the properties are: -

Properties	Floor	Rateable Value	Approximate Rates Payable (based on standard/higher multiplier 2020/2021
Half Acre House	Ground floor	*£9,500	£4,864pa.
	First Floor	*£5,500	£2,816 pa.
	Second Floor	*£3,900	£1,996.8 pa.
Half Acre Mews	First Floor	£26,250	£13,440 pa.

*From April 2017 small business relief on rates could be available for occupiers with no other business premises, resulting in no business rates being payable in the next rating year, where Rateable Values are less than £12,000.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

EPC

Half Acre Mews - Rating: C (73)
Half Acre House - Rating: C (62).

VAT

VAT is not applicable.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly through prior arrangement with sole agents Vokins

Half Acre House

Misrepresentation Act 1967
Every care has been taken in 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.

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