



Nº5 BRITANNIA COURT

THE GREEN · WEST DRAYTON · UB7 7PN

Newly refurbished, self contained office building finished to an exceptional standard situated within a picturesque gated courtyard office development



Newly refurbished, self-contained
office building extending to
2,688 sq ft NIA (3,162 sq ft GIA)

- Potential for conversion of the loft space to provide circa 1,500 sq ft NIA of additional space (subject to the necessary consents)
- 10 car parking spaces
- Excellent transport connectivity by road, rail and air
- Crossrail due 2019



FOR SALE OR TO LET



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Description

Britannia Court is a private gated courtyard office scheme, situated on the south side of The Green in the heart of West Drayton.

Unit 5 Britannia Court is a modern self-contained office building which has undergone a comprehensive refurbishment with new climate control, air conditioning installed. The property is arranged over two floors extending to 2,688 sq ft (249.7 sq m) with undercroft parking.

Schedule of Accommodation

Unit 5	NIA sq ft	GIA sq ft
Ground	235	457
First	2,453	2,705
Total	2,688	3,162

VAT: We understand the property has been elected for Vat and as such VAT will be payable on the purchase price.

Business Rates: The rateable value for 2017/18 is £41,250.

EPC: The unit has an EPC rating of C68. Copies of the certificates are available upon request.

Terms: Offers invited for a new virtual freehold interest of 999 years or alternatively a new lease is available for a term to be agreed.



www.gtdc.co.uk 01732 851 502



Location

Britannia Court benefits from excellent transport connectivity.

Britannia Court is conveniently located 1.4 miles (2.25km) from Junction 4 of the M4 and approximately 2.7 miles (4.35km) from Junction 15 of the M25.

West Drayton Railway Station is located approximately half a mile from Britannia Court which benefits from regular services from London Paddington (25 mins) and Reading. Cross rail is due to open in 2019 which will provide regular improved journey times and access across London.

Crossrail journey time from West Drayton to:

Bond Street	23 minutes
Liverpool Street	31 minutes
Canary Wharf	37 minutes

Heathrow is located 3.1 miles (4.99km) to the south providing services to 180 destinations in over 80 countries.



Viewing: Strictly by appointment through the joint sole agents:

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