TO LET - CONTEMPORARY STYLE OFFICES SITUATED ON A MODERN DEVELOPMENT – AVAILABLE INDIVIDUALLY OR TOGETHER

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Units M1 & M5

The Old Pumping Station, Pump Alley
Brentford, TW8 0AP

Unit M1 – 957 ft² (88.9 m²) GIA
Unit M5 – 590 ft² (54.8 m²) GIA
TOTAL: 1,547 ft² (143.7 m²) GIA

Units M1 & M5, The Old Pumping Station, Brentford, TW8 0AP

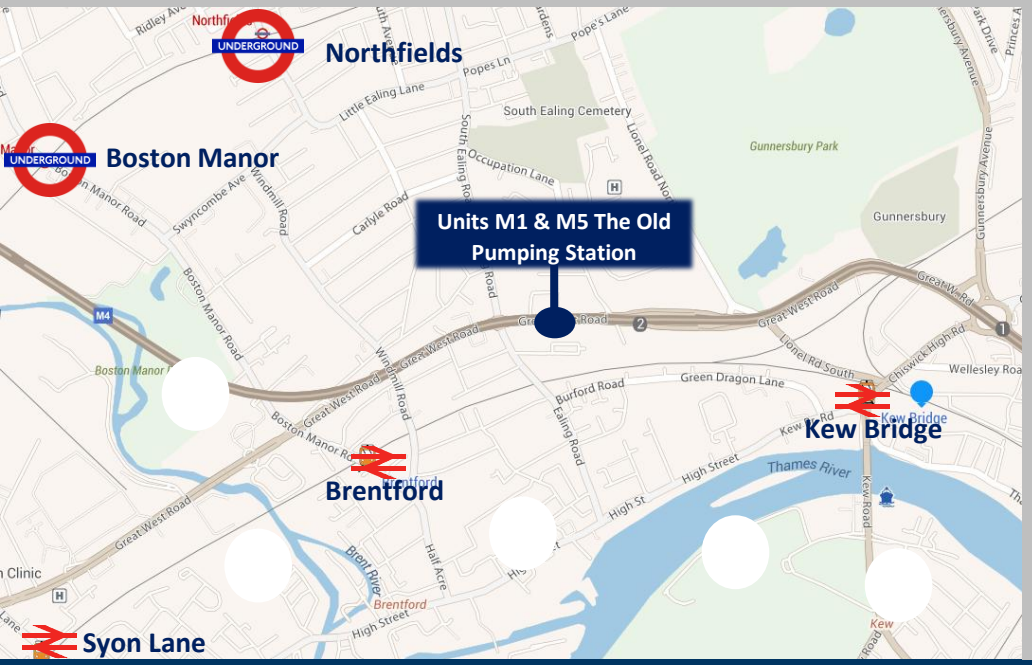
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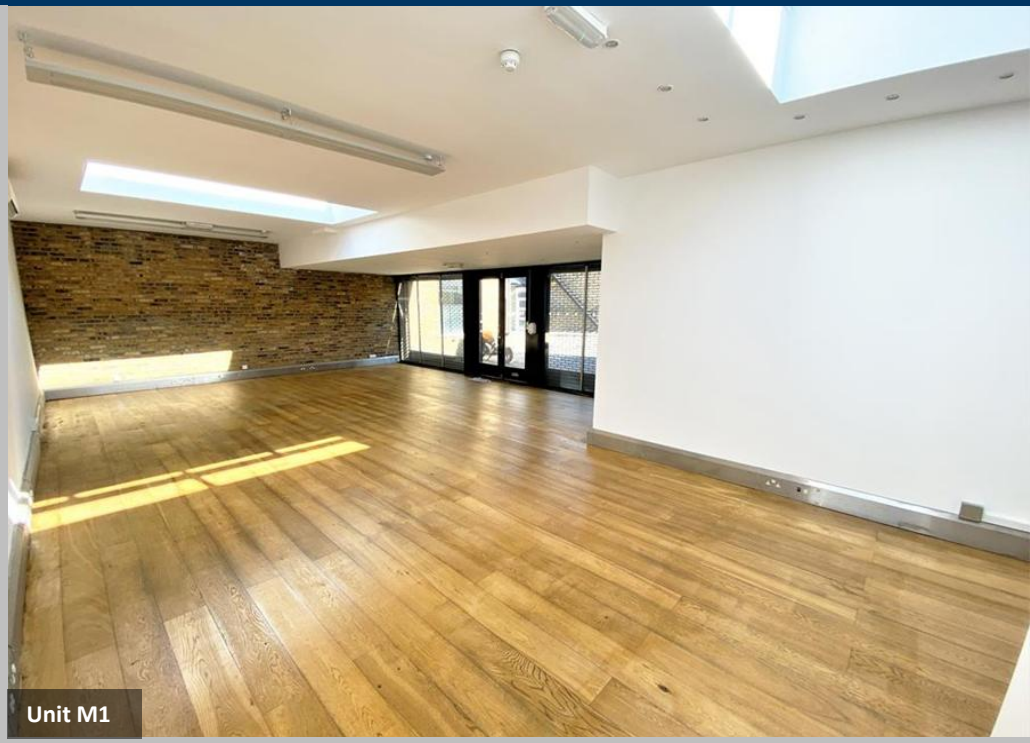
Location

The property is located within a development known as The Old Pumping Station, in Brentford, just off the High Street, being a short walk from local amenities of the high street and those at Ferry Quays.

Brentford Rail Station offers a regular and fast service into Central London located 0.5 miles away, whilst there are also several bus routes passing along the High Street.

The nearby A4 and M4 provide good road links to Central London and Heathrow Airport (both circa 8 miles distant), as well as the M25 and wider motorway network.




Unit M1

A4 – Chiswick	2.5 miles
M4 - Brentford	2.5 miles
M3 – Junction 1	7.0 miles

Kew Gardens (District & Overground)	0.5 miles
Richmond (British Rail)	0.8 miles
North Sheen(British Rail)	0.3 miles
Kew Bridge (British Rail)	1.4 miles

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The Property

Units M1 and M5 form part of a unique mixed use development comprehensively refurbished approximately 15 years ago and provides character accommodation. The Victorian buildings on site retain many of the key period features, which are sensitively incorporated with later architecture.

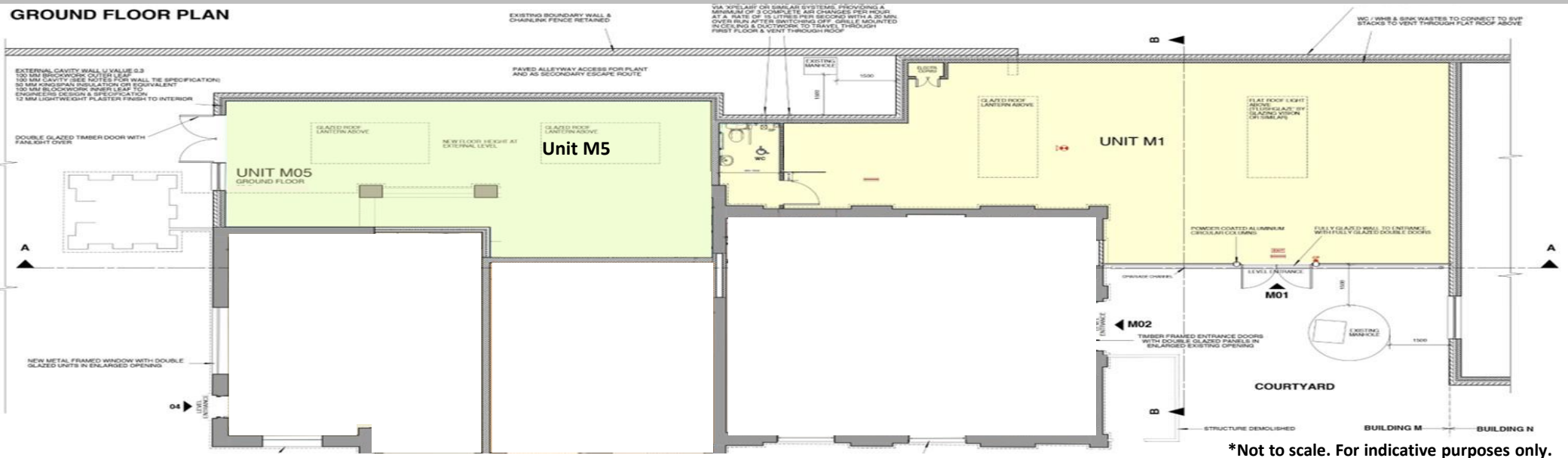
Internally, the units provide character accommodation to include the following amenities:

- **Air conditioning (untested)**
- **Perimeter trunking**
- **Double entrance doors**
- **Character windows**
- **Security shutters**
- **Spot, strip & pendent lighting**
- **Kitchenettes**
- **WCs**
- **Roller shutter (M1)**
- **Wood flooring**

Accommodation

The property comprises the following approximate Gross Internal Floor Area (GIA).

Unit	Sq. Ft.	Sq. M.
Unit M1	957	88.9
Unit M5	590	54.8
Total	**1,547**	**143.7**



*Not to scale. For indicative purposes only.

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Leasehold

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

Unit M1: £25,000 pax. (c. £26.12 psf.)

Unit M5: £16,000 pax. (c. £27.11 psf.)

The units are available individually or can be leased together.

Business Rates

We understand from the Valuation Office website that the Rateable Value for Unit M1 is £21,000.

We understand that the Rateable Value for Unit M5 is due to be re-assessed.

Transitional adjustments may apply – all applicants are advised to make their own enquires through the London Borough of Hounslow Billing authority.

Service Charge / Maintenance Charge

A service charge is applicable in relation to the maintenance of the common areas of the estate.

Further details available from the agents.

EPC

Unit M1: B (30)

Unit M5: B (47)



Unit M5

VAT

The property is registered for VAT, which applies in addition.

Legal Costs

Each party to bear their own legal costs.

Viewing

Through prior arrangement with sole agent Vokins.

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. March 2026.

Anti Money Laundering Legislation
In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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