david charles
property consultants

**FOR SALE**

# Bentinck House, Bentinck Road

West Drayton, UB7 7RQ

## Freehold Office Building

**2,021 sq ft**

(187.76 sq m)

- Modern fully fitted office building.
- Owner occupied by a firm of accountants for 20+ years.
- West Drayton Elizabeth Line (0.5 miles).
- Access to London Paddington in 25 minutes.
- Ideal for owner occupier or investor.
- May be suitable for residential development subject to planning.

# Bentinck House, Bentinck Road, West Drayton, UB7 7RQ

## Summary

| | |
|---|---|
| **Available Size** | 2,021 sq ft |
| **Price** | £650,000 |
| **Business Rates** | Upon Enquiry |
| **VAT** | Not applicable |
| **Legal Fees** | Each party to bear their own costs |
| **EPC Rating** | C |

## Description

The building comprises an end of terrace freehold office building over ground and part first floor situated in close proximity to West Drayton High Street. Access to the building is from street level via steps that leads into a reception area that follows into the main open plan office. The ground floor totals 1,900 sqft GIA. The first floor comprises of a boardroom and storage areas totaling 121 sqft. Overall the building presents well internally and benefits from modern open plan office accommodation with excellent eaves height of the ground floor. The offices benefit from, suspended ceilings, LED lighting and CAT 6 cabling around the perimeter.

## Location

The building is located on Bentick Road which is accessed off of West Drayton High Street. The M25 Motorway is 2.5 miles from the property and M40 is 4 miles away. By public transport, the building is well served with numerous bus routes serving West Drayton High Street (222, 350, 695, U1, U3, U5) whilst the building is 0.5 miles from the new Elizabeth Line at West Drayton Station.

## AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.

## Viewing & Further Information

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george@davidcharles.co.uk

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FREEHOLD
OFFICE
BUILDING
FOR SALE
020 8854 0001
PASSMAN LEONARD

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business wit
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PASSMAN LEONARD
Accountants

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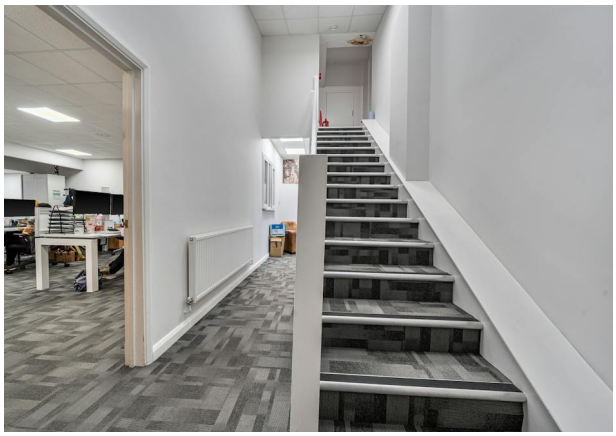


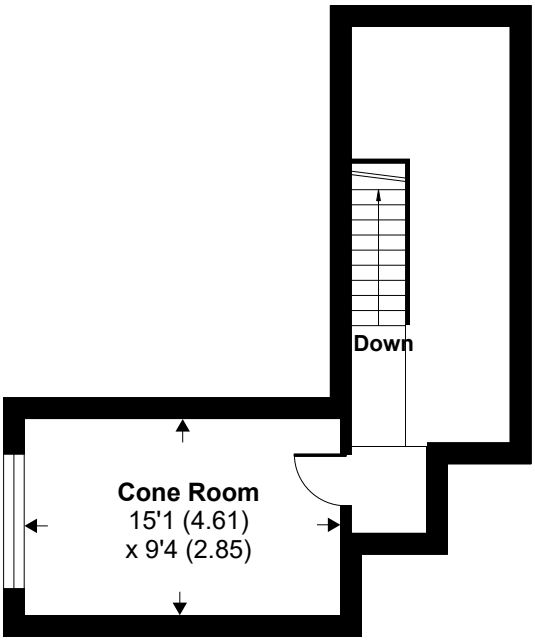
PASSMAN LEONARD
FREEHOLD OFFICE BUILDING FOR SALE
020 8865 0001

# Bentinck Road, Yiewsley, West Drayton, UB7

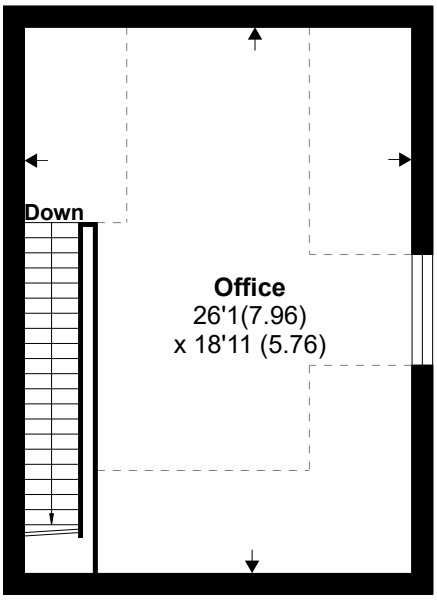
Approximate Area = 2034 sq ft / 188.9 sq m
Limited Use Area(s) = 198 sq ft / 18.3 sq m
Total = 2232 sq ft / 207.2 sq m

For identification only - Not to scale

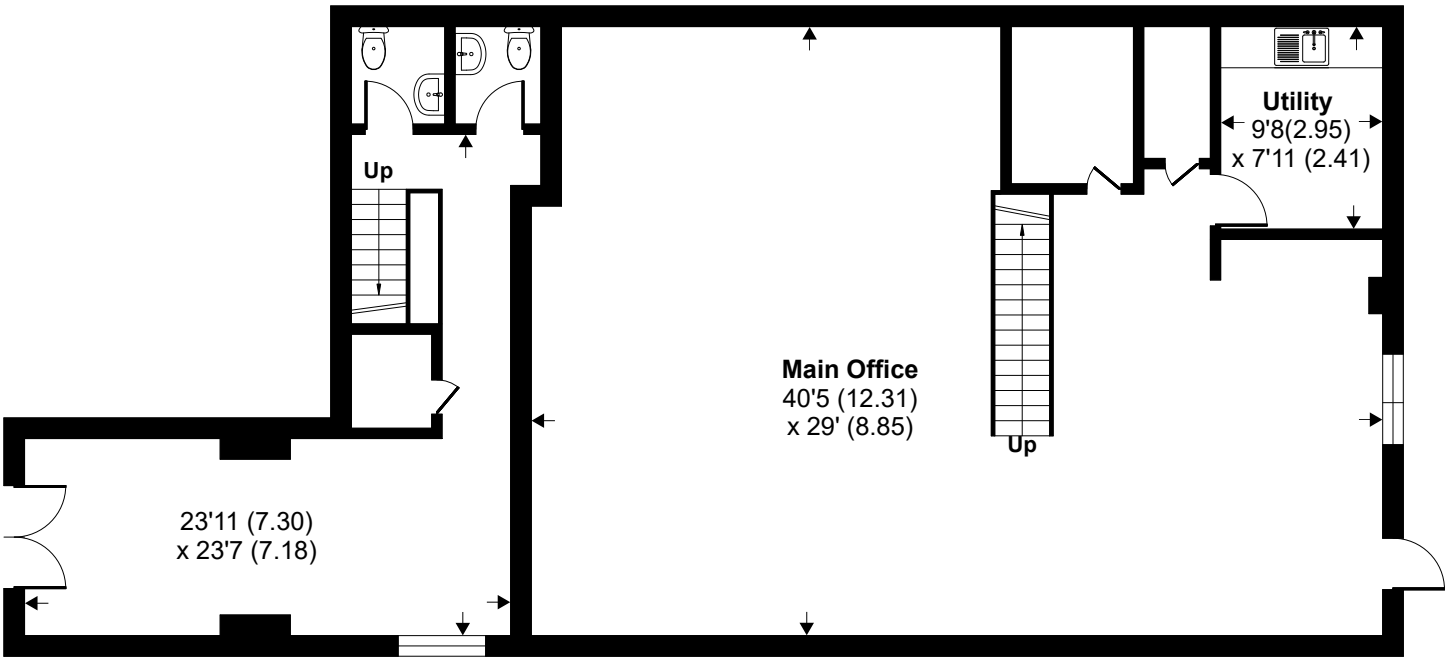
**Denotes restricted head height**




**FIRST FLOOR 1**




**FIRST FLOOR 2**




**GROUND FLOOR 1 / 2**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for David Charles Property Consultants. REF: 1419091

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