

**ROSE
WILLIAMS**

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COMMERCIAL PROPERTY CONSULTANTS

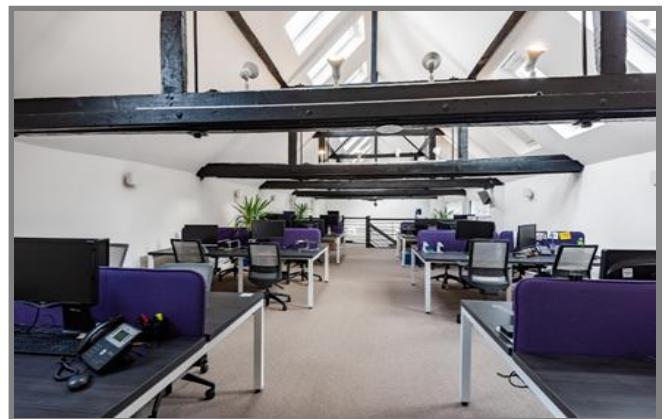
FOR SALE OR TO LET

STYLISH FORMER FACTORY
CONVERTED TO IMPRESSIVE OFFICES

→ 2450 SQFT



**THE SOAP FACTORY
BRITANNIA COURT
WEST DRAYTON
MIDDX
UB7 7PN**



DESCRIPTION

The Soap Factory forms a core section of Britannia Court, previously Britannia Brewery before Wilkins Campbell Ltd converted it into a soap and candle factory. The hive of activity and vibrancy has been retained by an impressive office conversion carefully retaining high ceiling features, old beams and clever use of open floor space together with trendy meeting and private rooms. There is also a dedicated server cupboard within the space and a fitted kitchen and toilet facilities and 8 demised car spaces.

FLOOR AREAS

2450 SQFT

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

LOCATION

Overlooking The Green in the centre of West Drayton village The Soap Factory benefits from a tranquil setting just a short distance away from the High Street, West Drayton station and access routes to the M4 / M40 / M25, Heathrow and London. The surrounding towns and villages of Iver, Langley, Uxbridge and the renowned Stockley Park are all close at hand. Cross Rail is scheduled to open sometime in 2022

TERMS

A new lease is available at a rent based upon £24.50 per sqft per annum exclusive Alternatively a sale of the long leasehold interest of 999 years from 2017 is available for offers in region of £880,000. The freehold may also be available.

VAT

The property is elected for VAT

RATES

The premises are shown as having business rates payable of approximately £6.25 per sqft.

Prospective tenants should enquire of the local authority to establish the actual rates they would pay.

VIEWING

For additional information or the opportunity to view contact Mark Rose on 01895 619890 or by email mark@rose-williams.co.uk

Or Joint Sole agent Christopher Thomas on 01753 839390 or by email ct@CHThomas.com



The photographs show furniture that has now been removed

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