

REF: 1665



THE LODGE & ANNEX | HARMONDSWORTH LANE | WEST DRAYTON | UB7 0LQ

UNIQUE OPPORTUNITY TO LEASE TWO OF THREE BUILDINGS WITHIN  
A SITE OF APPROX. 1.65 ACRES

TO BE LET



Bernard  
Gordon &  
Company

☎ 020 8099 3119

✉ [sales@bernardgordon.co.uk](mailto:sales@bernardgordon.co.uk)

## OVERVIEW

Total gross internal floor area of available accommodation approx. 18,750 sq.ft.

Approx. 60/70 parking spaces with a demised outdoor area to the rear for use as a children's play area if required.

Ideal for a number of uses including day nurseries, creche, medical, dental etc. Or alternative uses including primary/secondary or SEN school, subject to planning.

Can be split to provide two separate buildings.

Currently undergoing refurbishment.

Available with vacant possession.

To be let on new FR&I lease for a term to be agreed, rent upon application.

Subject to contract.



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## LOCATION

Harmondsworth is situated in the London Borough of Hillingdon, West London. It comprises an attractive village with historical charm, whilst it is predominantly a residential area, there are various amenities close by as well as a village green with a medieval church, as well as a 14th century Great Barn. The property is situated on the south of Harmondsworth Lane, close to its junctions Holloway Lane and Hatch Lane. The property has excellent road connections with direct access to the M4 from Harmondsworth Lane.

The area benefits from excellent transport connectivity at both Heathrow and West Drayton. West Drayton is approx. 1.6 miles to the property and London Heathrow Airport is approx. 2 miles away. This location has already seen the benefits of its ongoing regeneration, with the forthcoming Queen Elizabeth Line (Crossrail) aiming to provide further commuter links in and out of the capital.

Bus services are also readily available.

## THE PROPERTY

The site comprises 3 buildings within a secure, gated entrance. Aviation House sits at the rear of the site and has been let to an office user and is therefore not currently available. The available accommodation is provided in both The Lodge and The Annex. The Lodge is a Grade II listed building constructed in the 19th Century and is currently being refurbished. It is planned over lower ground, ground and first floors and is currently vacant. The Annex comprises a two-storey brick-built office building, split over ground and first floors. The two available buildings are joined by an internal stairwell, creating links at ground and first floor level however can be let as separate units if preferred.

Given the location within the site of Aviation House, it will be straight forward to separate the site into two or three separate demises to provide a safe and secure accommodation if required for an educational user etc.

There is approximately 60/70 parking spaces at the front of the building along with a demised outdoor area to the rear for use as a children's play area if required. The property is currently vacant and refurbish works are ongoing to improve the internal condition.

We are advised the total gross internal floor area of the available accommodation within the Lodge and Annex buildings are approx. 18,750 sq.ft. (1,741 sq m) a breakdown of both buildings are shown in the table adjacent.

The Lodge	NIA		IPMS 3		GIA	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
Lower Ground	186.8	2,010	206.6	2,224	261.8	2,818
Ground	171.8	1,849	176.4	1,899	258.5	2,782
First	178.4	1,920	186.3	2,005	226.8	2,441
<b>Total</b>	<b>537.0</b>	<b>5,779</b>	<b>569.3</b>	<b>6,128</b>	<b>747.1</b>	<b>8,041</b>

The Annex	NIA		IPMS 3		GIA	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
Ground	401.9	4,326	422.0	4,542	493.6	5,313
First	402.8	4,336	423.3	4,556	501.9	5,402
<b>Total</b>	<b>804.7</b>	<b>8,662</b>	<b>845.3</b>	<b>9,098</b>	<b>995.5</b>	<b>10,715</b>



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## 🎯 PLANNING

We are advised the planning permission falls within use class E and note the buildings were previously used as offices. NOTE: As from 1st September 2020 the use class order has been redefined and the commercial element of this property, we are advised, now falls into category E and is therefore deemed ideal for a number of uses including medical, day nurseries, leisure, offices etc.

Other alternative uses including education, primary/secondary schools, SEN, colleges, music/dance schools, universities etc. would be considered on a subject to planning basis.

The property is situated within Harmondsworth Village Conservation Area. An area to the south eastern corner of the site is situated within the Greenbelt. The Lodge is Grade II Listed; and the Property sits outside the Flood Zones. The Property is located on the northern boundary of the proposed Heathrow Expansion. Tenants should undertake their own due diligence to inform themselves on the matter in making any proposal.

## 🎯 VAT

I am advised the property is not elected for VAT purposes.

## 🎯 RENT

We are seeking offers for a new FR&I lease ideally for both buildings though may consider letting the buildings separately, on a new FR&I lease, rent upon application. Freehold offers may be considered, subject to contract.

## 🎯 EPC

In hand.

## 🎯 RATING

TBA.

## 🎯 COSTS

Each party to be responsible for their own legal and professional costs.

## 🎯 HOLDING DEPOSIT

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5000. This deposit is not refundable except if the vendor/landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



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# INSPECTIONS STRICTLY BY APPOINTMENT ONLY

## CONTACT:

**Ben Wallis / Ben Goldstone**

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## 🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

### FOR MORE INFORMATION CONTACT:



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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

#### MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

May 2022.

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