



Office suites, Cranford House, London TW5 9RU

Ground floor - Stables



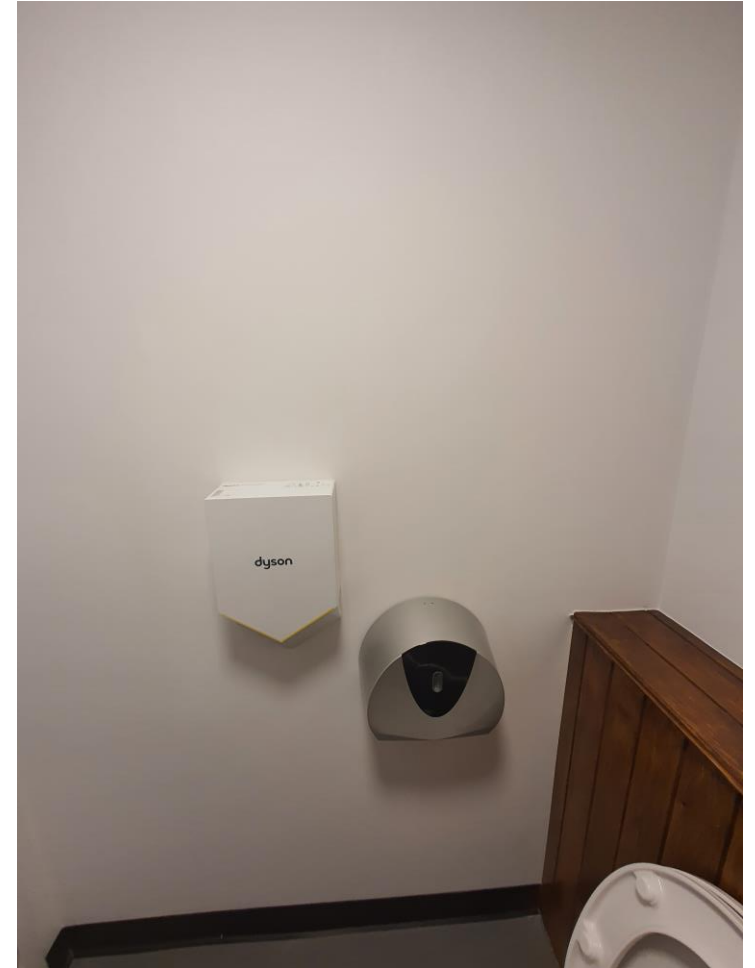
Courtyard & access



Office suites, Cranford House, London TW5 9RU
First Floor – Suite 1



Office suites, Cranford House, London TW5 9RU
First Floor – Suite 2



Office suites, Cranford House, London TW5 9RU
First Floor – Suite 3



- **Office suites, Cranford House, London TW5 9RU**
- Exclusive office spaces nestled within the charming confines of Cranford Park's and its historic listed building
- Choose from a variety of office units, adaptable for creative studios or professional suites.
- Uniquely situated in the park while being a stone's throw from city amenities including a brand-new café opening soon.
- Benefit from the convenience of abundant free parking
- Benefit from renovated interiors equipped with contemporary conveniences, including updated flooring, pristine white walls, and state-of-the-art lighting and AC.
- Proposed terms Subject to Contract to the Council Formal Approval Process:

Flexibility - Choose between individual suites, the entire First Floor or all these suites tailored to your business needs.

Marketing Deadline: 18th April 2024

Measurement

Ground Floor Stables: 527 sq. ft.
 First Floor – Suite 1: 230 sq. ft.
 First Floor – Suite 2: 242 sq. ft.
 First Floor – Suite 3: 320 sq. ft.

First Floor Total: 792 sq. ft.

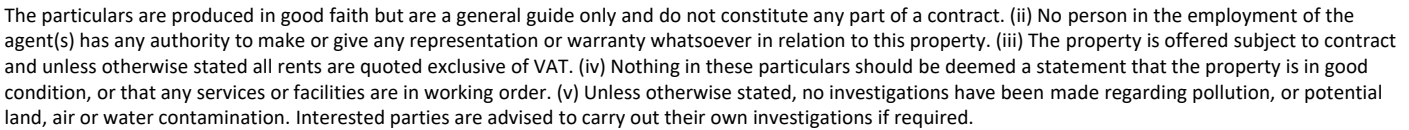
Total Floor Area: 1,318 sq. ft.

The particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. (iii) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (iv) Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. (v) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

*All floor areas and measurements within this particular are approximates and not be relied upon for the purpose of this lease transaction

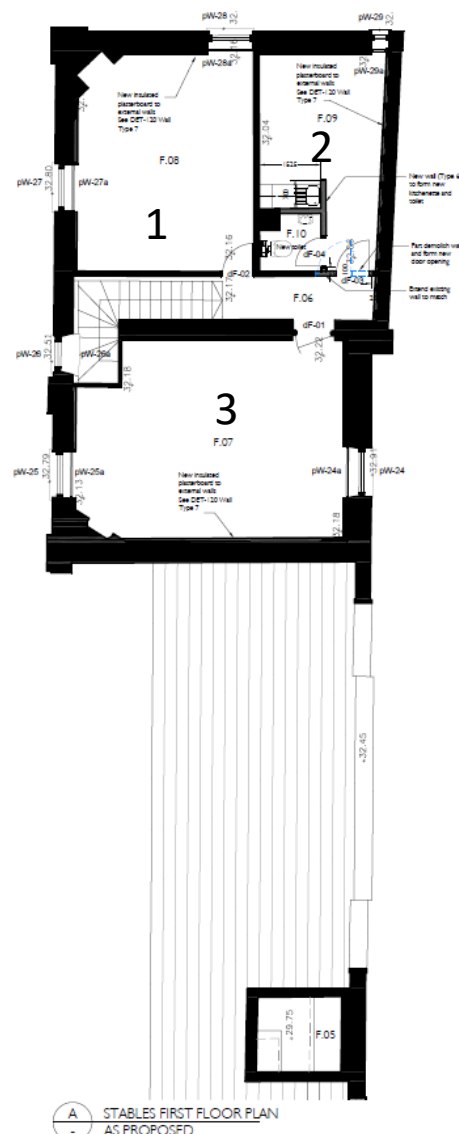
Private and Confidential - the information contained on this page is for the attention and use of the intended recipient only and should not be disclosed or shared with any other party without the agreement of Hillingdon Council. If you are not the intended recipient you may not copy, forward, disclose or otherwise use it or any part of it in any way.

REPAIRS	To comply with all regulations and restrictions made by the Landlord from time for the management of the building in accordance with the requirements of good management but without derogating in any way from the provisions of the proposed lease.
LEASE TYPE	6-year commercial lease subject to three years rent review at market rent, to be contracted out of the 1954 Landlord and Tenant Act.
RENT	<p>Landlord is accepting inviting offers in excess of:</p> <p>Ground Floor Stables: £16,000 per annum First Floor – Suite 1: £7,000 per annum First Floor – Suite 2: £5,350 per annum First Floor – Suite 3: £9,700 per annum</p> <p>To lease all First-floor suites : £22,000 per annum</p> <p>To lease all suites including Stables: £38,000 per annum</p> <p>Rents are exclusive of electricity and water rates and any services consumed at the property in relation to the occupation and use.</p> <p>The Landlord is to insure the property under the Council’s block policy.</p> <p>Assignment of the part is strictly prohibited. Assignment of the whole of the premises is prohibited without landlord’s prior formal consent.</p> <p>TBC</p> <p>Subject to satisfactory references.</p> <p>The tenant will provide a deposit equivalent to six month’s rent prior to lease completion.</p> <p>N/A</p> <p>TBC</p>
INSURANCE	
ALIENATION	
RATEABLE VALUE	
REFERENCES	
RENTAL DEPOSIT	
EPC Rating	



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Floor plans – First Floor suites



Courtyard

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<small>DO NOT SCALE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CORRECTED & ACCURATE MEASUREMENTS TO BE SUBMITTED TO THE ARCHITECT.</small>									
TENDER									
<table border="1"> <tr> <td>T1</td> <td>Plans and dimensions added</td> <td>Mar 2021</td> </tr> <tr> <td>T</td> <td>Tender</td> <td>Nov 2021</td> </tr> </table>				T1	Plans and dimensions added	Mar 2021	T	Tender	Nov 2021
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T	Tender	Nov 2021							
NO.	AMENDMENT	DATE							
									
 <p>THOMAS FORD & PARTNERS CHARTERED ARCHITECTS SURVEYORS</p> <p>117, WHITEHALL, LONDON EC4A 3DF TEL: 020 7463 1331 • FAX: 020 7463 2174 E: info@thomasford.co.uk</p>									
<p>Project: HILLINGDON CRANFORD PARK</p> <p>Map: STABLES</p> <p>First Floor Plan - EAST SIDE AS PROPOSED</p>									
Drawn	Rev	Scale	Sheet						
5/21/20	001	1:500 (A1)	T						