



**Aviation House, The Lodge and Annex,
Harmondsworth Lane,
Harmondsworth,
West Drayton, UB7 0LQ**

- Attractive, secure gated office property in London Borough Hillingdon, near Heathrow.
- Offices arranged across three buildings, totaling 20,378 sq ft NIA
- Aviation House let to Teledyne UK Ltd for a term of 10 years, expiring 24 March 2023,
- Current passing rent £100,000 per annum.
- The Lodge (Grade II Listed) and Annex offered with vacant possession.
- Site extending to 1.65 acres (0.67 ha), with low site coverage
- Excellent transport connections, including M4, M25 and Elizabeth Line (Crossrail) at West Drayton Station.
- Opportunities for active management, owner occupation, or redevelopment, subject to planning necessary consents
- **Unconditional offers invited for the Freehold interest**

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Location

Harmondsworth is situated in the London Borough of Hillingdon, west of London, c1.25 miles north of Heathrow Airport and c1.25 miles south of West Drayton.

Harmondsworth (population c.1,500) comprises an attractive village with historical charm, providing pubs and shops centred around a small village green with medieval 12th Century Church and 14th Century Great Barn (Grade 1 Listed).

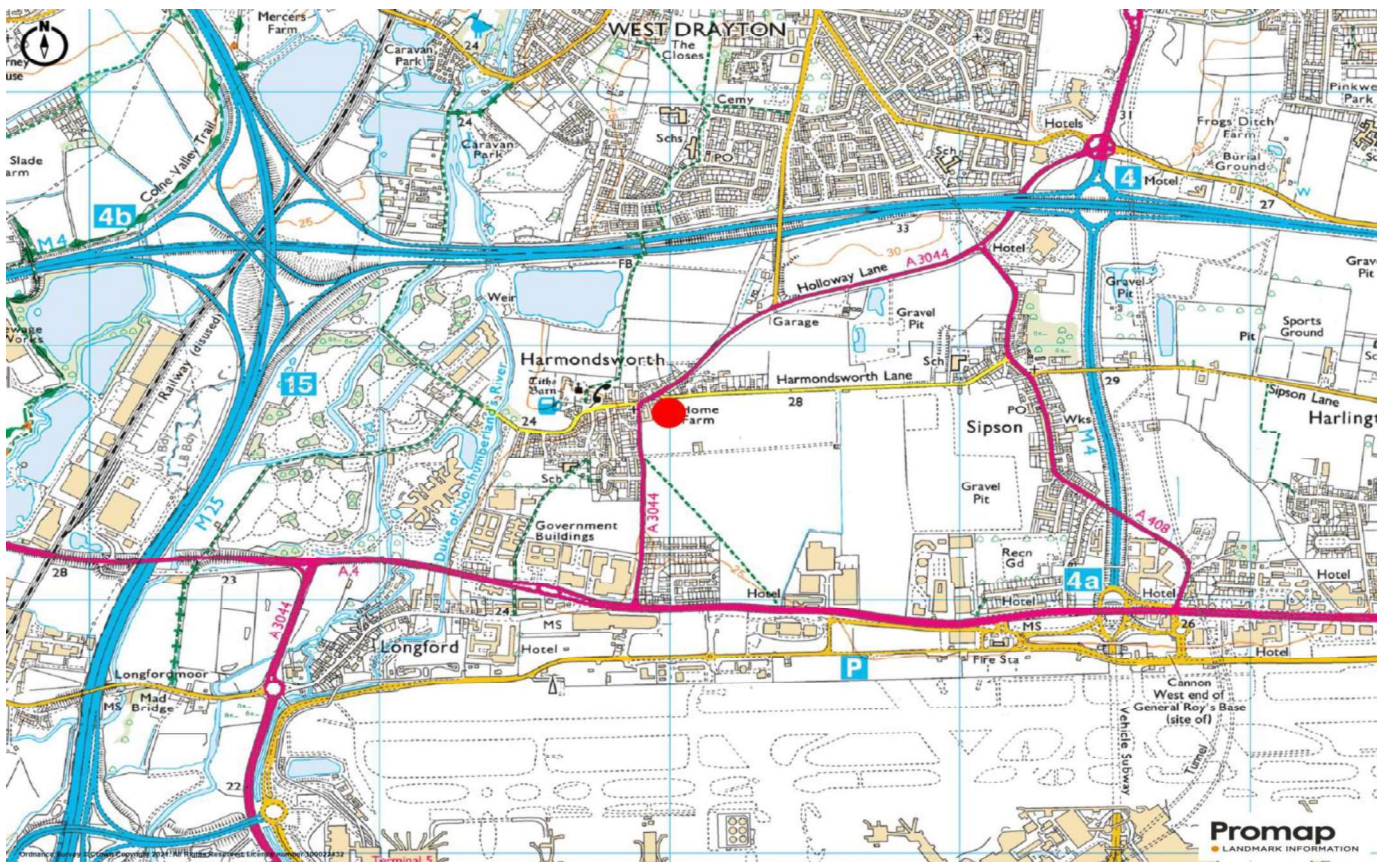
The property is located on the south of Harmondsworth Lane, just to the east of the village centre, east of the junction of Holloway Lane and Hatch Lane.

The property is within an area which is characterised by residential properties and open space.

Connections

The area benefits from excellent transport connectivity at both Heathrow and West Drayton. Main road transport connections are provided by the M4 and A4 (to the north and south), with the M25 a short distance to the west.

Rail connections are provided by the Elizabeth Line, at West Drayton Station to the north; providing 6 trains per hour to central London. Underground services are provided at Heathrow, affording connections to TfL Rail and the Piccadilly Line.



Description

The Property provides an attractive secure gated and landscaped office scheme, comprising three buildings.

Aviation House, located to the rear of the site on the southern boundary, provides open plan office accommodation arranged over two floors.

The Lodge, located to the northwest corner of the site, is a Grade II Listed three storey building constructed in the early to mid 19th Century. The Property has been converted for its use as offices and connected to the Annex. The two buildings are joined by an internal stairwell, creating links at ground and first floor level.

The Annex is a later addition, adjacent to The Lodge on the western boundary of the site. The Property comprises purpose built open plan office accommodation, arranged over two floors.

Aviation House is let to Teledyne UK Limited until 24th March 2023. The Lodge and Annex are both vacant

The site extends to approximately 1.65 acres and provides landscaped, planted and grassed areas and c.89 car parking spaces.

A number of mature trees in the car park area and on the boundaries, contribute to a secluded and private setting.

Accommodation

Together the three properties provide a total net internal area of c.20,378 sq ft. The areas are split as follows:

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
Total	537.0	5,779	569.3	6,128	747.1	8,041

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
Total	804.7	8,662	845.3	9,098	995.5	10,715

Aviation House	NIA		IPMS 3		GIA	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
Ground	268.0	2,885	274.0	2,949	297.9	3,207
First	283.5	3,052	290.5	3,127	329.1	3,542
Total	551.5	5,937	564.5	6,076	627.0	6,749

Lane & Frankham – Area Referencing Report LF3581 – September 2021



View of The Lodge and Annex looking west



Rear of the Annex and The Lodge, looking north.



View of The Lodge from Holloway Lane



View of Car Park from the main gate



Main entrance to the Annex



Office Space – The Lodge.

Tenancies

Aviation House is let, in its entirety, to Teledyne UK Limited for a term of 10 years expiring 24th March 2023. The current rent passing is £100,000 pa, equating to c£16.84 per sq ft.

Teledyne is part of the Teledyne Controls business, a wholly owned subsidiary of Teledyne Technologies Inc, headquartered in Southern California. The company provide intelligent solutions that collect, manage and deliver aircraft data more efficiently.

The Lodge and Annex are both vacant and are offered with vacant possession.



Office Space – the Annex

Opportunities

The Property provides a range of opportunities to either:

- Undertake new lettings of the two vacant premises;
- Pursue permitted development opportunities, or;
- Redevelopment, aided by the low site coverage, subject to the necessary consents.

Planning

The property is currently within Use Class E and 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.



Office Space – The Lodge.

Heathrow Expansion

The Property is located on the northern boundary of the proposed Heathrow Expansion. Purchasers should undertake their own due diligence to inform themselves on the matter in making any proposal.



Office Space – Aviation House

Title

The Property is held freehold, registered at the Land Registry under Title Numbers AGL 59339 and NGL304641

EPC

- Aviation House – EPC Rating D (88)
- The Annex – EPC Rating F (150)
- The Lodge – EPC Rating C (72)

Copies of the certificates and recommendation reports are available in the information pack

VAT

The Property is not elected for VAT.

Method of Sale & Tender Process

The freehold interest is offered for sale by informal tender.

Offers are invited on an unconditional basis subject to contract only.

Purchasers should provide full details of the financial aspects of their offer, including timing of payment and proof of funding for the transaction.

Offers should be submitted electronically to the retained agents.

Viewings

Viewings can be arranged by appointment only. Please contact us for availability.

Further Information

An information pack has been compiled to assist potential purchasers in formulating their offers.

Please contact a member of the Cushman & Wakefield team for further details.

Contacts

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Aerial from south east corner looking west



Harmondsworth Village Centre.

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