

**TO LET - TWO STOREY BUSINESS UNIT WITH
FIRST FLOOR OFFICES AND CAR PARKING**



Unit 10 Brentford Business Centre
Brentford, TW8 8LG

1,220 SQ. FT.
113.3 (SQ. M.)

Unit 10 Brentford Business Centre, Brentford, TW8 8LG

Location

The property is situated on Commerce Road, Brentford, which is mid-way between Central London and Heathrow Airport, each approximately 7-8 miles distant.

Commerce Road is directly off the A315, which provides direct access to the Chiswick roundabout, A4 (Great West Road), and M4 (junction 1). The M25 (junction 15) is approximately 8 miles away.

Boston Manor and Osterley underground stations (Piccadilly Line) are the closest, with Brentford British Rail Station providing rail links to Waterloo Station.



A4 – Great West Road	0.7 miles
M4 – Brentford	1.2 miles
North Circular – Chiswick	1.6 miles
Heathrow Airport	7.0 miles



Brentford (British Mainline)	0.6 miles
Syon Lane (British Mainline)	0.7 miles
Boston Manor (Piccadilly Line)	1.4 miles
Gunnersbury (District / Overground)	1.9 miles

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The Property

A modern corner business unit constructed in the late 1980s, forming part of a business park of 15 units built around a landscaped courtyard.

The building provides ground floor production/storage space with first floor offices.

Accommodation

The approximate gross external floor area is set out below:

Unit 10	Sq. Ft.	Sq. M.
Ground Floor	603	56.0
First Floor	617	57.3
Total	1,220	113.3



Amenities

- Up and over loading door
- Strip / LED panel lighting
- 1 x WC
- Loading area / up to 2 on-site car parking spaces
- Wood effect flooring to offices
- Kitchen
- Intercom system (not tested)
- Perimeter heating
- Double glazing

Terms

A new FRI lease is available for a term to be agreed at a rent of **£25,000 (c. £20.50 psf.) per annum exclusive.**

Business Rates

According to the Valuation Office website the current rateable value of the property is £13,750.00.

Approximate business rates payable 2023/24 = £7,040 per annum.

Transitional adjustments may apply - all applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

Service Charge

A service charge of £242.11 per quarter is payable in relation to the maintenance of the common areas of the estate.

Further details available from the agents.

VAT

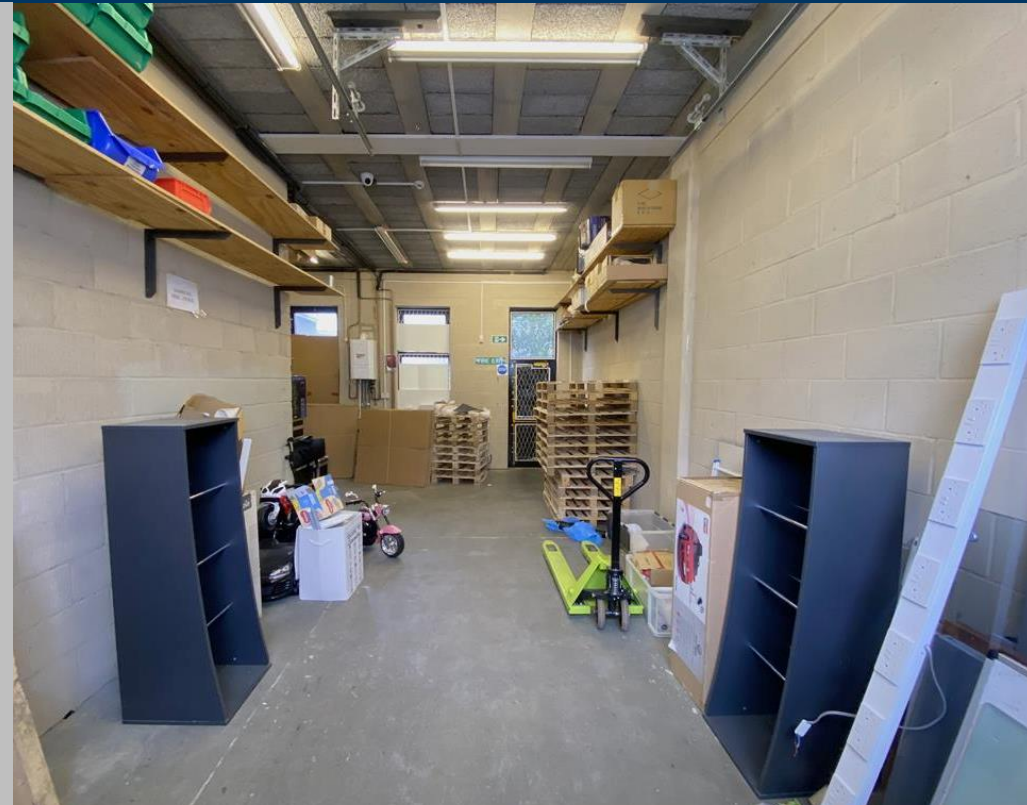
We have been advised that the property is not applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

Rating D (89)



Viewing

Through prior arrangement with sole agent Vokins.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. September 2023.

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