

SHORT TERM LEASE AVAILABLE UNTIL DECEMBER 2025
WAREHOUSE WITH MULTI-STOREY OFFICES, PARKING & PROMINENT
FRONTAGE ONTO GREAT WEST ROAD - A4



1053 Great West Road
Brentford, TW8 9BW

15,945 Sq. Ft.
(1,481.4 Sq. M.)

1053 Great West Road, Brentford, TW8 9BW

Location

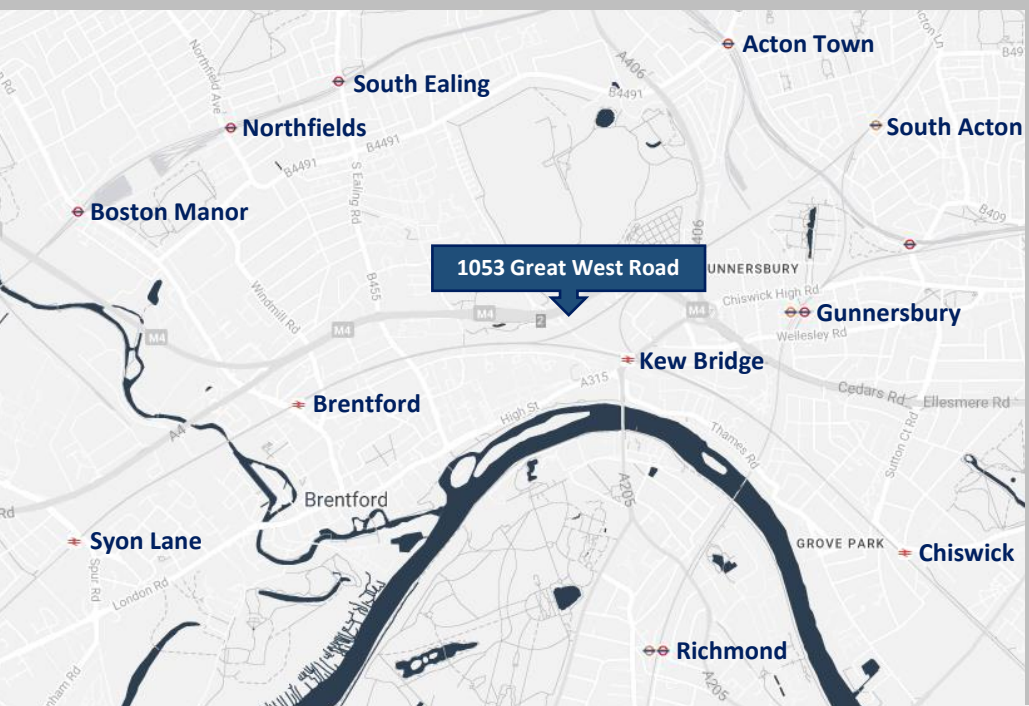
1053 Great West Road is situated fronting the south side of Great West Road (A4), close to the elevated section of the M4, approximately 0.3 miles from Chiswick Roundabout, which adjoins the North Circular (A406) and South Circular (A205).



Central London is approximately 9 miles to the east, and Heathrow Airport approximately 7 miles to the west.

Kew Bridge British Mainline Rail Station is approximately a 5-minute walk from the property. Gunnersbury station (District / Overground) is the nearest London underground station, which is approximately 10 minutes' walk from the property.



Red line for illustrative purposes



	Great South- West Road	2.1 miles
	Heathrow Airport	3.5 miles
	M3 – Sunbury	3.5 miles
	M25 – Junction 14	9.4 miles
	Ashford (British Mainline)	0.9 miles
	Feltham (British Mainline)	0.9 miles
	Heathrow Terminal 4 (Piccadilly)	1.2 miles
	Hatton Cross (Piccadilly)	1.9 miles

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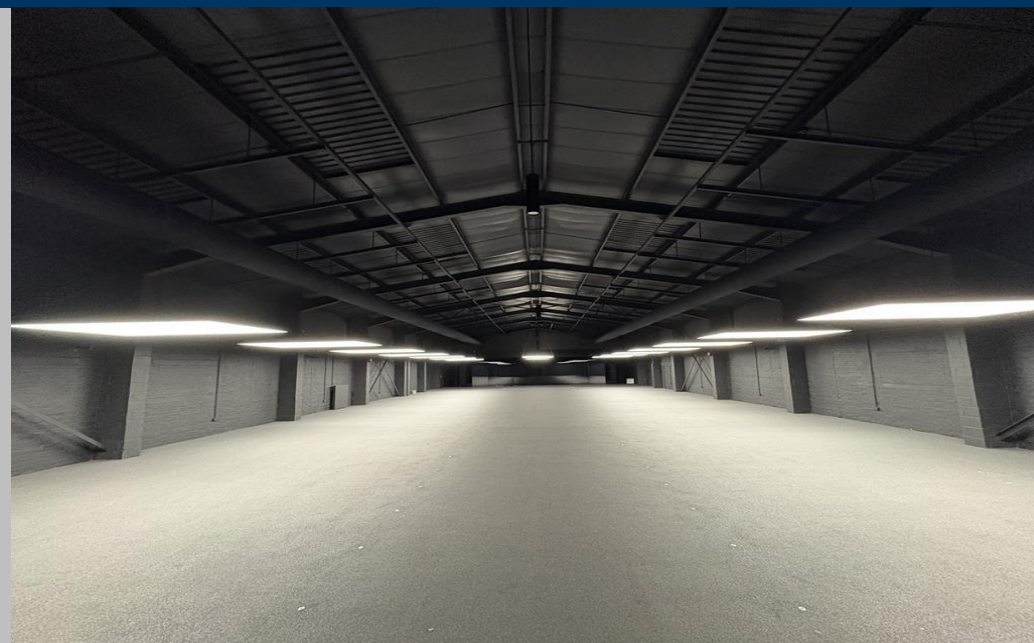
The Property

1053 Great West Road comprises a warehouse facility, currently utilised as a car storage / showroom facility, with electric up and over loading doors, office accommodation over first, second and third floors and prominent frontage onto the A4 Great West Road and elevated M4.

Accommodation

The approximate gross internal accommodation is as follows:

1053 Great West Road	Sq. Ft.	Sq. M.
Ground Floor (Warehouse)	7,609	706.9
Ground Floor (Office)	3,483	323.6
First Floor (Office)	2,342	217.6
Second Floor Offices	1,286	119.5
Third Floor Offices	1,225	113.8
TOTAL	15,945	1,481.4



Amenities

- Three electric up and over loading doors (H= 3.4m x W= 3.4m)
- Minimum eaves height of 4.5m rising to 5.7m
- Loading bay to front of property
- Yard area of c. 3,000 sq. ft. (278.7 Sq. m) providing car parking / loading
- Three phase power
- LED lighting
- WCs
- Opportunity for advertising signage (STPP)



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Leasehold

A new short term lease, to run until December 2025 is available.

Rent: **ONLY £14.95 per sq.ft., (c. £238,378 pax).**

Business Rates

According to the Valuation Office Agency website, the rateable value of the property = £155,000.

Approximate business rates payable 2024/25 = £84,630 per annum.

All applicants are advised to make their own enquiries through the local billing authority.

VAT

VAT is applicable and payable in addition.

Legal Costs

Each party to bear their own legal costs.

EPC

Rating: C (71)

Viewing

Strictly through prior arrangement with sole agents 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. February 2025

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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