

**FOR SALE / MAY LET – FREEHOLD STAND-ALONE 2
STOREY MODERN BUSINESS UNIT WITH PARKING**



**Unit 1, Brentwaters Business Park
The Ham, Brentford, TW8 8HQ**

**2,940 sq. ft. GIA
(273.20 sq. m.)**



Location

1 Brentwaters Business Park is situated in The Ham, Brentford, which is mid-way between Central London and Heathrow Airport, each approximately 7-8 miles distant, within the London Borough of Hounslow.

Brentford High Street offers a range of local amenities to include cafes, Morrison’s supermarket, Gail’s Bakery, Specsavers, Pret a Manger and Sam’s Brasserie and Larder and various public houses situated approximately 0.7km (0.5 miles) east of the subject property.

A number of significant regeneration projects have been completed in recent years and are underway in Brentford. Most notably, Ballymore’s town centre regeneration known as ‘The Brentford Project’ on the south side of the High Street which will include 800 new homes, commercial and retail space linking the High Street with the River Thames / Grand Union Canal.

This property benefits from being in close proximity to the River Thames and Grand Union Canal and enjoys has access to public open space including Syon Park, Boston Manor Park, Gunnersbury Park, Osterley Park and Royal Botanical Gardens, Kew all within 4 km (2.5 miles) of the property.

The Ham 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. There is a bus stop situated near the junction of the Ham and the High Street, serviced by the 237, 267 and E2 buses which provides services to the surrounding area.

1	A4 / M4 Motorway (Junction 2)	2.0 miles
2	Central London	8.0 miles
3	Brentford Community Football Stadium	1.4 miles
4	Kew Bridge Station (British Mainline)	1.3 miles
5	Kew Bridge	1.4 miles
6	Kew Retail Park / National Archives	2.5 miles
7	Royal Botanical Gardens Kew	1.7 miles
8	Richmond Park	4.5 miles
9	Richmond Town Centre	2.8 miles
10	Brentford High Street	0.2 miles
11	Syon House & Hilton Hotel	0.4 miles
12	1 Brentwaters Business Park	
13	Twickenham Stadium	2.5 miles
14	Brentford Station (British Mainline)	0.7 miles
15	Syon Lane Station (British Mainline)	0.7 miles
16	A4 Great West Road, ‘The Golden Mile’	0.4 miles
17	Osterley Station (Piccadilly Line)	1.9 miles
18	Heathrow Airport	6.5 miles
19	M25 – Junction X – Heathrow	9.2 miles
20	Boston Manor Station (Piccadilly Line)	1.3 miles

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The Property

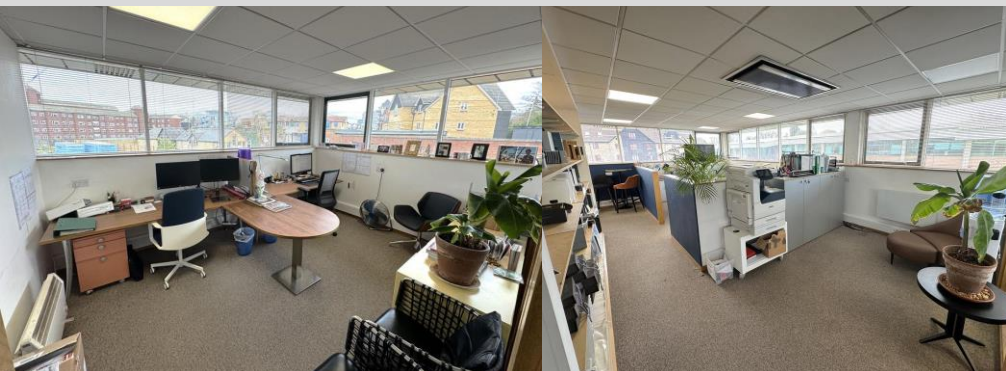
The property comprises a self-contained stand-alone, purpose built two storey modern business unit. The building has a steel portal frame, with brick and block walls and a pitched profiled metal roof.

The original layout provided for warehouse/storage on the ground floor and offices at first floor level with a loading door. There is a glazed loading door, behind which is an office which could be removed to recreate a loading and dispatch area.

Accommodation

The property offers the following approximate Gross Internal Accommodation:

1 Brentwaters Business Park	Sq. ft.	Sq. m.
Ground Floor	1,473	136.89
First Floor	1,467	136.31
Total	2,940	273.20



Amenities

- Partitioned offices
- Suspended ceilings
- 5 parking spaces with 1 EV charging point
- Fitted kitchen
- Electric radiators
- Perimeter trunking
- Air-conditioning
- Double glazed windows
- 2 x WCs & shower room



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Freehold

Offers in excess of **£1,000,000 (One Million Pounds)**.

Leasehold

A new FRI lease may be available for a term to be agreed.

Rent: **£55,000 + VAT per annum exclusive**.

Business Rates

According to the Valuation Office Agency, the rateable value for 1 Brentwaters Business Park is £56,500 per annum for 2023/2024 assessment.

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

VAT

We have been advised that VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

Rating: D (89).

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. March 2024.

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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