

**TO LET / FOR SALE – TWO SELF CONTAINED COMMERCIAL
PREMISES SUITABLE FOR STORAGE & POSSIBLE INDUSTRIAL USES**



**40 Brook Lane North & 47-51 York Road
Brentford, London, TW8 0QW**

**6,555 - 15,657 SQ. FT.
(609.0 - 1,454.6 SQ. M.)**

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Location

The properties are situated on Brook Lane North and York Road which are accessed from the south side of Great West Road (A4), close to the elevated section of the M4, approximately 1.2 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.

Brentford British Mainline Rail Station is approximately a 6-minute walk from the property.

Northfields station (Piccadilly Line) is the nearest London underground station, which is approximately 4 minutes' drive from the property.



Brentford High Street	0.5 miles
Chiswick Roundabout	1.2 miles
M4 – Junction 2	1.3 miles
Heathrow Airport	6.6 miles



Brentford (British Mainline)	0.3 mile
Northfields (Piccadilly Line)	0.9 miles
South Ealing (Piccadilly Line)	0.9 miles
Boston Manor (Piccadilly Line)	1.1 miles

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The Properties

40 Brook Lane North comprises a two-storey self-contained industrial premises, with a single roller shutter loading door, separate pedestrian entrance, offices and three phase power.

47-51 York Road comprises a two-storey self-contained building of brick elevations, together with two loading doors, most recently use for storage purposes.

The properties could suit warehousing / light industrial or other employment generating uses, subject to planning permission where required.

Amenities

The properties benefit from the following amenities:

- Roller shutter loading doors
- Separate pedestrian access
- Three phase power
- First floor offices / storage
- Mixture of strip, spot and halogen lighting
- WCs
- Kitchen
- 3 car parking spaces

Use

Interest is invited for commercial uses to include; light industrial, storage, offices and other employment generating uses.

B2/ car repair uses or commercial uses inconsistent with surrounding residential property will not be considered.

Accommodation

The properties offers the following approximate Gross Internal Accommodation:

Property	Area	Sq. Ft. (GIA)	Sq. M. (GIA)
40 Brook Lane North	Ground Floor	4,510	419.0
	First Floor	2,045	190.0
	SUBTOTAL	6,555	609.0
47-51 York Road	Ground Floor Workshop	5,239	486.7
	First Floor Offices	2,467	229.2
	Ground Floor Stores	704	65.4
	First Floor Stores	692	64.3
	SUBTOTAL	9,102	845.6
GRAND TOTAL		15,657	1,454.6

In addition, at 47-51 York Road there is some secure loading and external yardage totalling approximately 2,201 sq. ft. (204.5 sq. m.) which is part covered.

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Lease

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

40 Brook Lane: £18.50 psf. per annum exclusive.

47-51 York Road: £16.00 psf. per annum exclusive.

Sale

Alternatively, our client will consider granting a new 125 year lease at a ground rental for commercial / business uses only.

40 Brook Lane: Guide price - £275.00 psf.

47-51 York Road: Guide price - £235.00 psf.

Business Rates

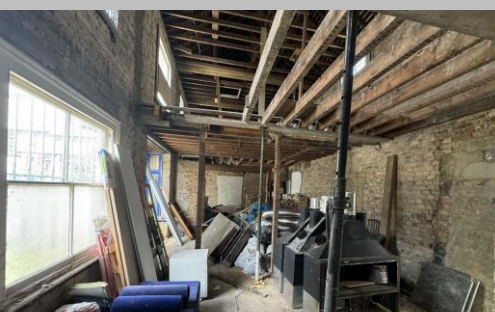
Further details available from the agents. All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority before acting on this information.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.



Energy Performance Certificate

EPCs have been commissioned – further details available from the agents.

Viewing

Strictly 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. June 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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