

**TO LET - INDUSTRIAL WAREHOUSE WITH CAR
PARKING CLOSE TO BRENTFORD TRAIN STATION**



4 Brook Lane Business Centre
Brook Lane North, Brentford, TW8 0PP

1,038 sq. ft.
(96.46 SQ M.)

4 Brook Lane Business Centre, Brook Lane North, Brentford, TW8 0PP

Location

4 Brook Lane is located on the Brook Lane Business Centre site, which comprises of a range of different business units, the property is located just in front of the old Brentford Football Club ground and is a short walk to Brentford Town Centre.

The A4 and M4 provide excellent links to Central London and the M25, and the nearby Chiswick roundabout connects to Gunnersbury Avenue (A406) and the North Circular Road.

Local mainline railway stations include Kew Bridge and Brentford (British Rail) and Boston Manor (1.3 miles). The excellent shopping and leisure facilities of Kew, Richmond and Chiswick are located close by.



A4 – Great West Road	0.7 miles
M4 – Brentford	0.6 miles
North Circular – Chiswick	1.7 miles
Heathrow Airport	6.7 miles



Brentford (British Mainline)	0.4 miles
Syon Lane (British Mainline)	1.4 miles
Boston Manor (Piccadilly Line)	1.3 miles
Gunnersbury (District / Overground)	1.7 miles

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The Property

Unit 4 Brook Lane comprises a mid-terraced, self-contained, storage / industrial unit with brick elevations, accessed from a private service road.

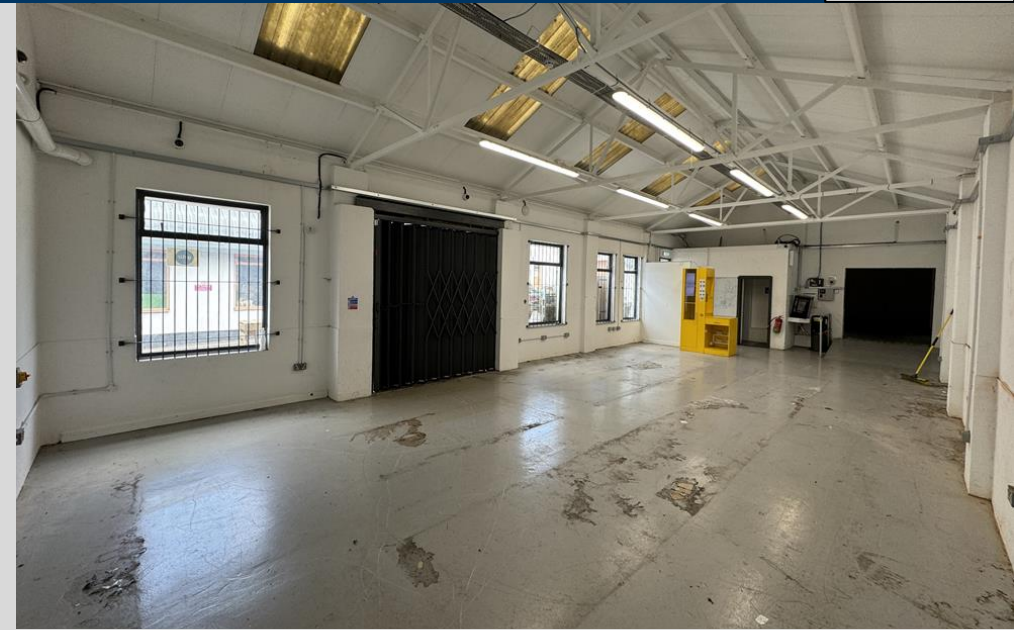
The property benefits from a single concertina loading door, separate pedestrian access, strip lighting, WC and car parking / loading area.

Accommodation

The property comprises the following approximate gross internal floor area:-

Floor	Area sq. ft.	Area sq. m.
Ground	1,038	96.46
Total	1,038	96.46

Note: All areas quoting on a Gross Internal Area basis as defined by The RICS Code of Measuring Practice.



Amenities

- Single concertina loading door 2.5m x 2.6m
- Separate pedestrian entrance
- LED strip lighting
- Minimum eaves height of 3.3m rising to 5m
- Ground Floor WC
- Gas supply and three phase power
- 2 demised car parking spaces
- Single glazed windows

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Leasehold

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

Rent

£25,000 + VAT per annum exclusive.

Business Rates

Business Rates to be reassessed.

All applicants are advised to make their own enquires through the London Borough of Hounslow Billing authority.

VAT

VAT is applicable in addition to all above costs.

EPC

Further details available from the agents.

Legal Costs

Each party to bear their own legal costs.

Service Charge

Further details available from the agents.



Viewing

Through prior arrangement with joint sole agent Vokins or Knight Frank.

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.

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.

Nick Train

n.train@vokins.co.uk

020 8400 8889

Luke Storey

l.storey@vokins.co.uk

020 8400 8876

Rufus Bland

rufus.bland@knightfrank.com

+44 208 176 9820 / +44 7976 668 239

Kevin McQuillan

Kevin.McQuillan@knightfrank.com

+44 207 861 5495 / +44 7581 028 675