

**TO LET – 3 WAREHOUSE UNITS AVAILABLE TOGETHER OR INDIVIDUALLY
WITH CAR PARKING – IMPROVEMENT WORKS TO BE UNDERTAKEN**



**Units 2-4 Great West Trading Estate
Great West Road, Brentford TW8 9DN**

**20,451 – 69,729 sq. ft.
(1,900 – 6,478 sq. m.)**

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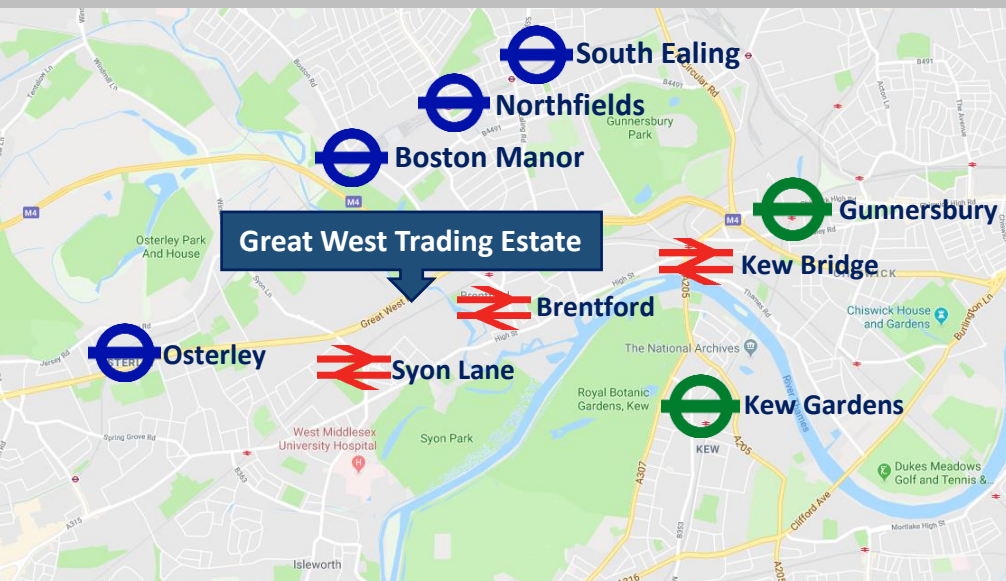
Location

The Great West Trading Estate is located on the south side of the Great West Road (A4) in Brentford.

The properties are within the section known as 'The Golden Mile', on account of the quality occupiers located along this stretch of the A4. These include: Sky, Glaxo SmithKline, Dell EMC, Sega and JC Decaux, amongst others.

London's West End is approximately 8 miles to the east and London Heathrow is approximately 8 miles to the West.

Brentford Mainline station is approximately 10 minutes walk from the estate and connects to London Waterloo in approximately ½ an hour. Boston Manor on the Piccadilly Line is the nearest London underground station.



A4 – Great West Road (Osterley)	< 0.1 miles
A406 – North Circular Road (Chiswick)	2.3 miles
M4 – Brentford (Junction 2)	3.0 miles
Heathrow Airport – Terminal 4	6.2 miles



Brentford (British Mainline)	0.5 miles
Syon Lane (British Mainline)	0.5 miles
Boston Manor (Piccadilly Line)	1.0 mile
Osterley (Piccadilly Line)	1.5 miles

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The Properties

Units 2-4 comprise three terraced warehouse units with ancillary office accommodation over ground and first floors. The units benefit from canopied loading and three level electric roller shutter loading doors. The estate provides 24-hour security and has direct frontage onto the A4 Great West Road.

Dilapidations and reinstatement works are to be carried the property

Accommodation

The property offers the following approximate Gross External Accommodation:

Property	Area	Sq. Ft.	Sq. M.
Unit 2	Warehouse	18,837	1,750
	Office	8,653	804
	Subtotal	27,491	2,254
Unit 3	Warehouse	16,242	1,509
	Office	4,207	391
	Subtotal	20,451	1,900
Unit 4	Warehouse	15,823	1,470
	Office	5,962	554
	Subtotal	21,786	2,024
GRAND TOTAL (GEA)		69,729	6,478



Amenities

The properties benefit from the following amenities:

- Terraced warehouse units
- Can be taken individually or whole
- Three phase power
- Canopied loading
- Unit 2 eaves height: 3.7m
- Units 3 & 4 eaves height: 6.0m
- Secure onsite parking
- 24hr on site security
- Landlord currently assessing refurbishment options

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Leasehold

A new Full Repairing & Insuring (FRI) lease is available for a term to be agreed.

Rent

Property	Sq. Ft.	Rent psf.	Rent pax.
Unit 2	27,491	c. £16.00	£439,856
Unit 3	20,451	c. £19.00	£388,569
Unit 4	21,786	c. £19.00	£413,934
TOTAL	69,729	-	£1,245,359

Rates

According to the Valuation Office website the current rateable value of the combined Units 2, 3 & 4: £500,000. All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

Current rating: D - EPC to be reassessed following completion of remedial works.

Viewing

Strictly 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. August 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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