

WAREHOUSE WITH PROMINENT FRONTRAGE ONTO A4 GREAT
WEST ROAD – IMPROVEMENT WORKS TO BE UNDERTAKEN



Unit 8 Great West Trading Estate
Great West Road, Brentford TW8 9DN

9,592 sq. ft.
(891.1 sq. m.)

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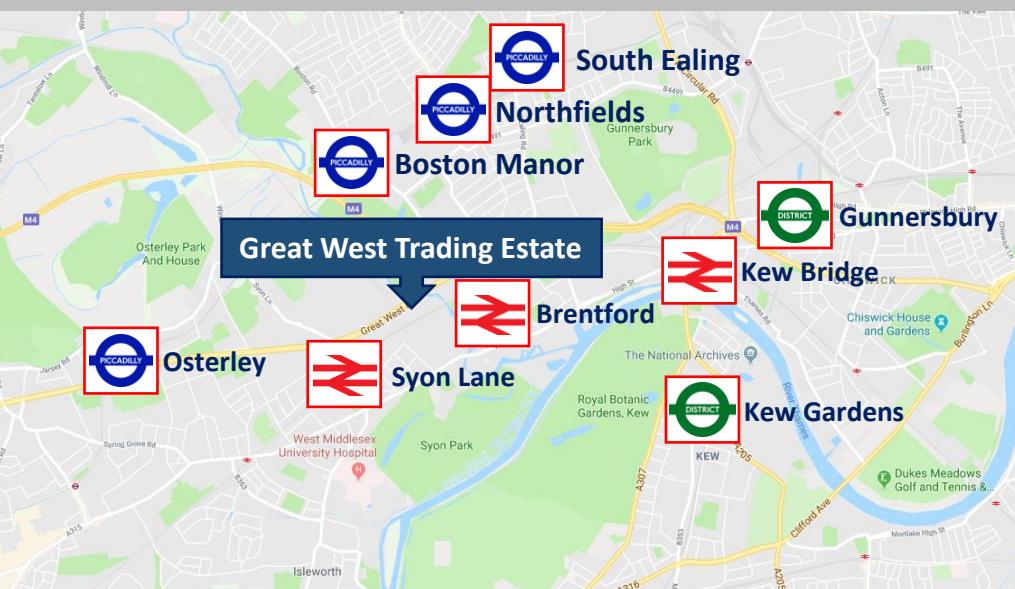
Location

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

The property is 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, 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 $\frac{1}{2}$ an hour. Boston Manor on the Piccadilly Line is the nearest London underground station.



Transport



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 Property

Unit 8 comprises a mid-terraced warehouse unit with ancillary office accommodation over ground and first floors. The unit has a steel portal frame beneath a pitched roof incorporating translucent roof panels. To the front of the unit is a concertina loading door, and car parking spaces.

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.

Amenities

The property benefits from the following amenities: -

- Minimum eaves height of 6m rising to 6.75m
- 5m x 5m concertina loading door
- Separate pedestrian entrance
- Skylights and strip lighting to warehouse
- Air conditioned offices on ground and first floors
- Suspended ceilings and CAT II lighting in offices
- Intercom / electronic entry system
- Gas fired blower heater in warehouse
- Separate male & female WCs
- Prominent frontage onto A4 - Great West Road, Brentford



Accommodation

The property offers the following approximate Gross External Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor – Warehouse	8,104	752.9
Ground Floor – Offices	744	69.1
First Floor - Offices	744	69.1
TOTAL	9,592	891.1

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Leasehold

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

Rent

£220,616 + VAT per annum exclusive. (c.£23.00 psf.)

Rates

According to the Valuation Office website the current rateable value of the property is £101,000.

Rates payable 2024/2025 = approximately £55,146 per annum.

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.

Energy Performance Certificate

An EPC has 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. 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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