

COMING SOON

TO LET

Unit E1 – E8, Westcross Industrial Park,
Brentford, TW8 9EZ



Industrial/Office Unit in an established, well located
estate 8,133 sq ft (755.6 sq m)

PROPERTY FEATURES

- Two storey production / office facility
- Established, well-managed estate with 24hr security & CCTV
- Prominent estate frontage onto A4 Great West Road
- Good public transport and local amenities
- Piccadilly Line and overland stations close by
- 250 KVA
- To be refurbished

Gus Haslam
gus.haslam@knightfrank.com

James Maskey
james.maskey@knightfrank.com

LOCATION

Brentford is located approximately 8 miles west of London and 1 mile west of Chiswick, off junction 2 of the M4. Its location is ideal for accessing Central London and the national motorway network.

West cross Industrial Park directly fronts the A4, 0.5 miles from junction 2 of the M4. Heathrow Airport is approximately 7.5 miles to the west, Syon Lane station (national rail) is 0.3 miles to the south and Boston Manor and Osterley station (Piccadilly Line) are 1.4 miles away.

DESCRIPTION

The property is situated on the corner of Ryan and Shield Drive at the heart of the West Cross Industrial Park.

Unit E1-8 comprises a two storey industrial and office building of steel portal frame construction with brick lower elevation and profiled cladding to the upper elevation. The property benefits from 3.0m clear height on the ground floor, 250 KVA power, 8 car parking spaces and is currently used as a data/switch centre.

The property will be fully refurbished upon lease expiry or sooner following a surrender of the current lease.

ACCOMMODATION

| Description | Areas | |
|--------------|--------------|--------------|
| | Sq Ft | Sq M |
| Ground Floor | 4,002 | 371.8 |
| First Floor | 4,131 | 383.8 |
| Total | 8,133 | 755.6 |

All areas are approximate GEA

RATES

The property is assessed for business rates with a rateable value of £39,500 and is described as "workshop and premises". All enquiries should be directed to Hounslow Local Authority quoting reference number: 108235.

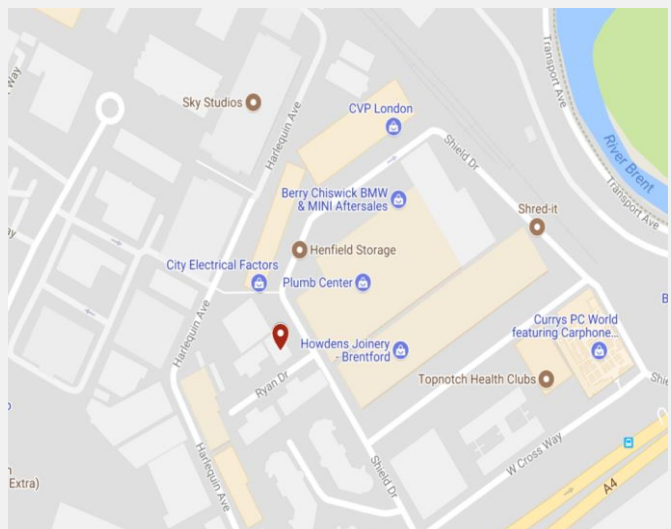
TERMS

The property will be available by way of a new FRI lease on terms to be agreed.

Quoting rent on application

EPC

EPC: D 85



For further details please contact:



GUS HASLAM
020 7861 5299/ 07885 596 877
Gus.Haslam@knightfrank.com

JAMES MASKEY
020 7861 5257/ 07770 013 152
James.Maskey@knightfrank.com

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PATRICK ROSSO
01895 457 717 / 07825 571 714
Patrick.Rosso@colliers.com

SIMON QUINE
01895 457 708 / 07771 541 520
Simon.Quine@colliers.com

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