

# TO LET

Unit 4, Amalgamated Drive, West Cross Industrial Park, Brentford TW8 9EZ



Industrial / Warehouse Unit in an established and well located estate 12,106 sq ft (1,125 sq m)

## PROPERTY FEATURES

- Fully refurbished
- 6.5m minimum clear height rising to 10m at the apex
- Under Croft / Trade counter area
- 12 car parking spaces
- Good public transport and local amenities
- Superb access to West and Central London

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## 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

Mid terrace unit of steel portal frame construction. Fitted offices are provided at first floor with flexible undercroft accommodation allowing further office space, trade counter, low height storage or welfare.

The warehouse benefits from: 6.50m clear height rising to 10m at the apex,, warehouse lighting and goods access via a new up and over sectional loading door.

Externally there are 12 allocated car parking spaces along with a generous loading apron.

## ACCOMMODATION

Description	Areas	
	Sq Ft	Sq M
Warehouse	9,547	887
Welfare and Undercroft	1,378	128
First floor offices	1,181	110
<b>Total</b>	<b>12,106</b>	<b>1,125</b>

All areas are approximate GEA

## RATES

The property is assessed for business rates with a rateable value of £104,000 and is described as "warehouse and premises". All enquiries should be directed to Hounslow Local Authority quoting reference number: 66009.

## TERMS

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

Quoting rent on application

## EPC

EPC: C - 73



For further details please contact:



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