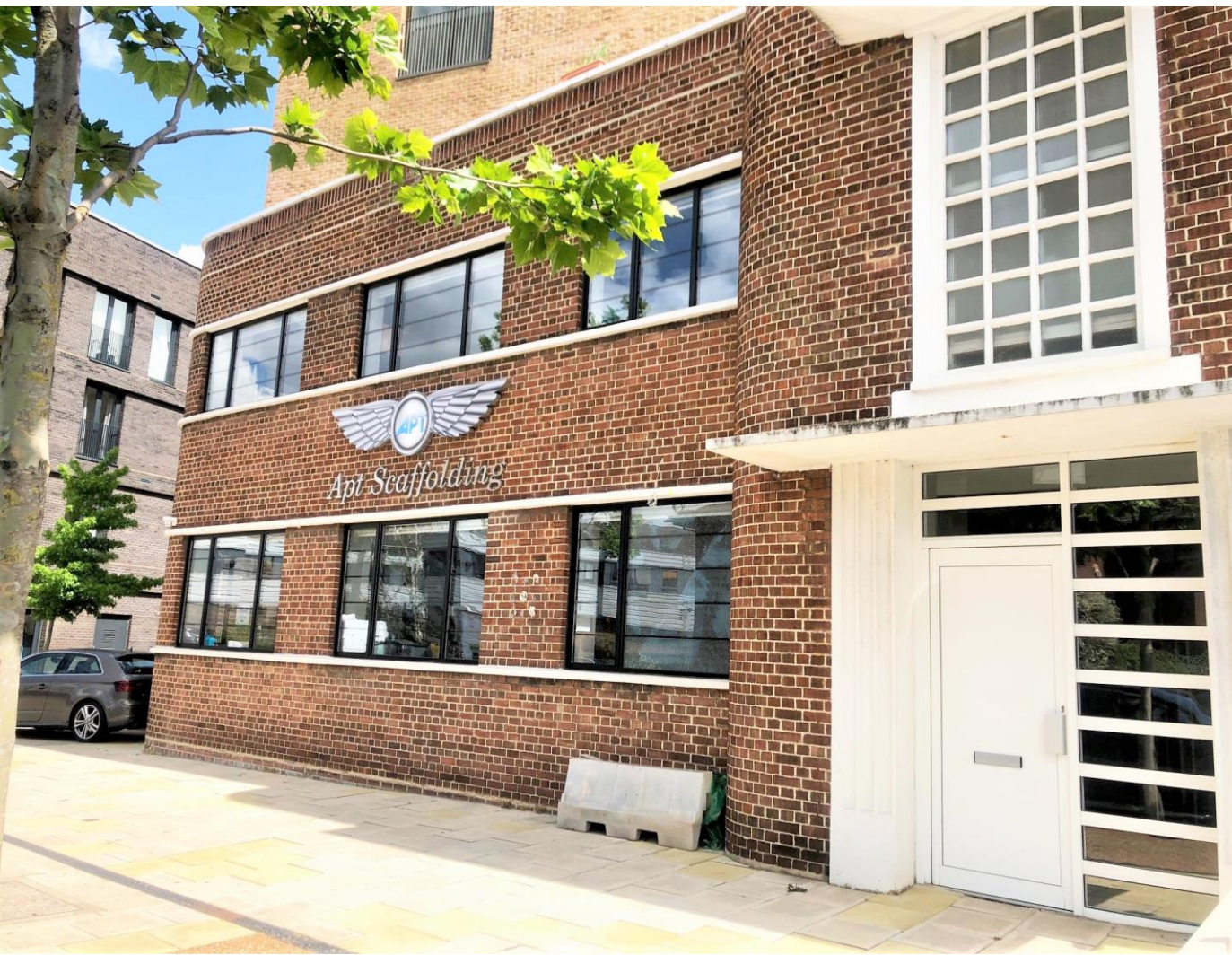


TO LET

OFFICE SUITE WITHIN NEW MAJOR URBAN DEVELOPMENT



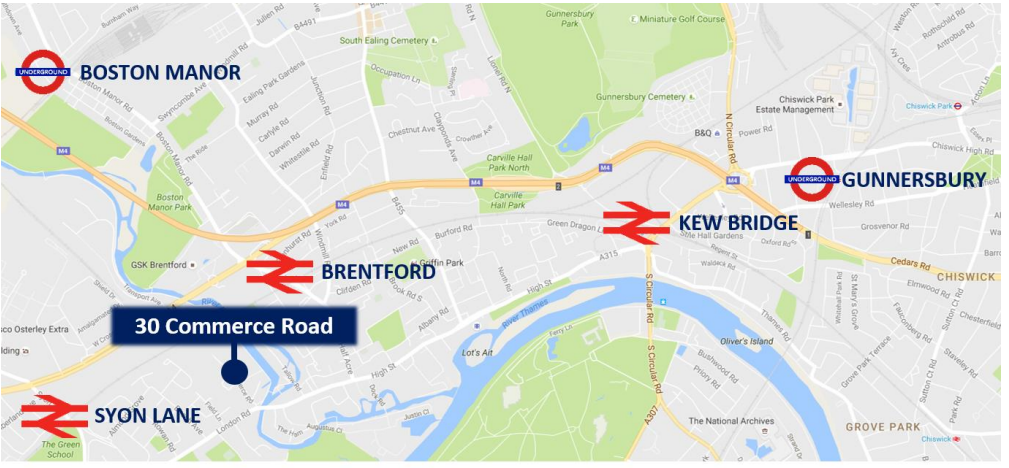
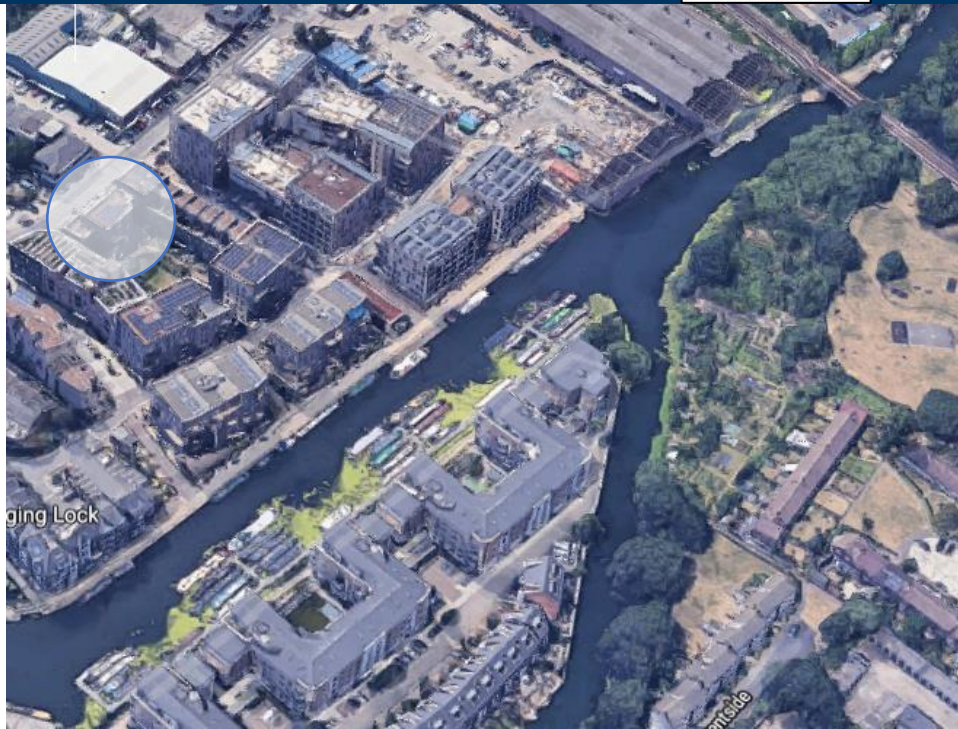
**Unit 4 Brentford Lock West,
Commerce Road, Brentford, TW8 8LR**

**727 - 1,560 sq. ft.
(67.5 - 144.9 SQ M.)**


VOKINS
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020 8400 9000
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Unit 4 Brentford Lock West, Commerce Road, Brentford, TW8 8LR

Location



- A4 – Great West Road 0.7 miles
- M4 – Brentford 1.2 miles
- North Circular – Chiswick 1.6 miles
- Heathrow Airport 4.6 miles



- Brentford (British Mainline) 0.6 miles
- Syon Lane (British Mainline) 0.7 miles
- Boston Manor (Piccadilly Line) 1.4 miles
- Gunnersbury (District / Overground) 1.9 miles

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The Property

Brentford Lock West is an exciting new development, by the award-winning developer, Waterside Places.

The scheme extends over circa 11 acres at Commerce Road, Near the River Thames. Unit 4 comprise commercial space fronting Commerce Road, with a private residential housing above.

The office accommodation is arranged over ground and first floors, accessed via a ground floor reception. The available office space on the first floor is fitted to a good specification and the ground floor is presented as a large furnished meeting room.

Accommodation

The building comprises the following approximate gross internal floor areas:-

Floor	Area sq. ft.	Area sq. m.
Ground	833	77.4
First	727	67.5
Total	1,560	144.9



Amenities

- Furniture
- Air conditioning via wall mounted units
- Perimeter trucking
- Wood effect flooring
- Spot lighting
- Kitchenette
- Separate male & female WCs
- Kitchen area (ground + first floor)



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Terms

A new FRI lease is available for a term to be agreed for either part/whole of the property at a rental of £20.00 per sq. ft. (£14,540 per annum exclusive for the first floor office and £31,200 for the whole property).

Rates

TBC

Service Charge

Estimated at approximately £0.90 psf. to include provision of building insurance, communal CCTV, Estate Manager, etc.

EPC

Further details available from agents.

USE

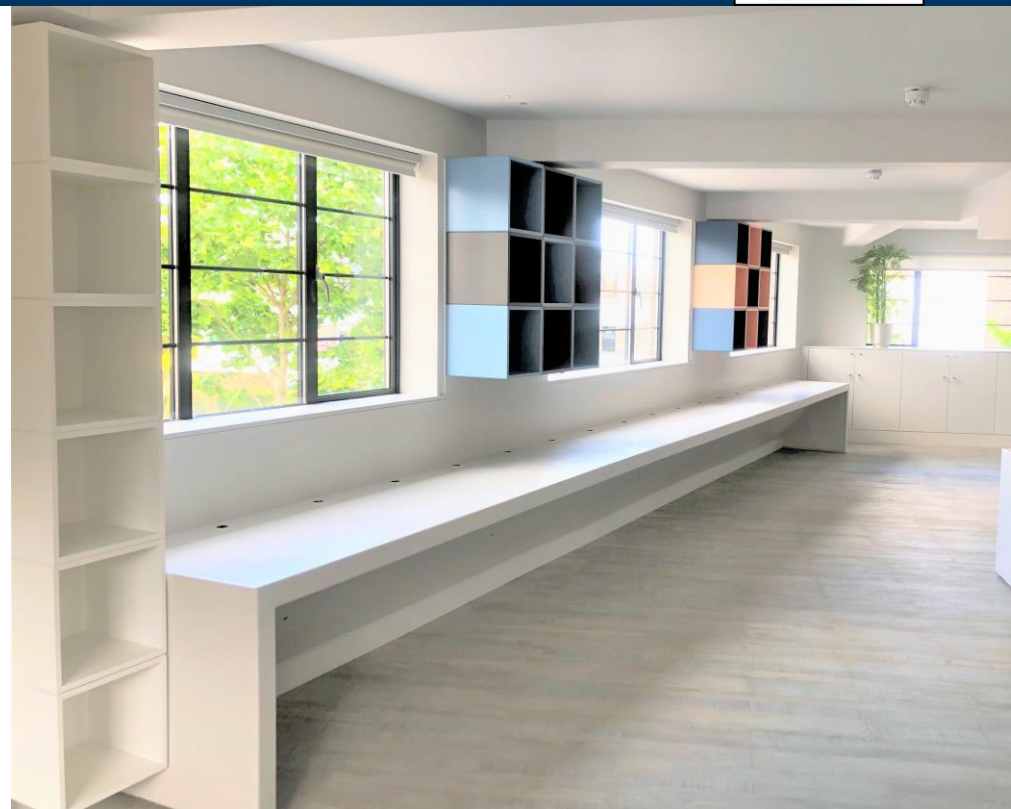
A3, A4, D1, D2 & B1 purposes.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.



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.

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