



TO LET Land

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Open land opportunity
West London location
Adjacent to M4 flyover
Available immediately

Location

The site is located on Great West Road, at its junction with Lionel Road North in Brentford, west London. The area surrounding the site comprises a mixture of commercial and residential properties, along with open areas of Gunnersbury Park which lies immediately to the north of the site.

The M4 is a major UK motorway which runs from west London to south west Wales. The major towns and cities along the route include Slough, Reading, Swindon and Bristol.

Description

The site is triangular shaped and is approximately 0.085 acres with a low brick wall surrounding the perimeter and comprises level ground.

Approximately 80,000 vehicles pass through the M4 flyover per day (Department for Transport) making it an ideal opportunity for an advertising operator or other roadside uses subject to planning.

Site Area

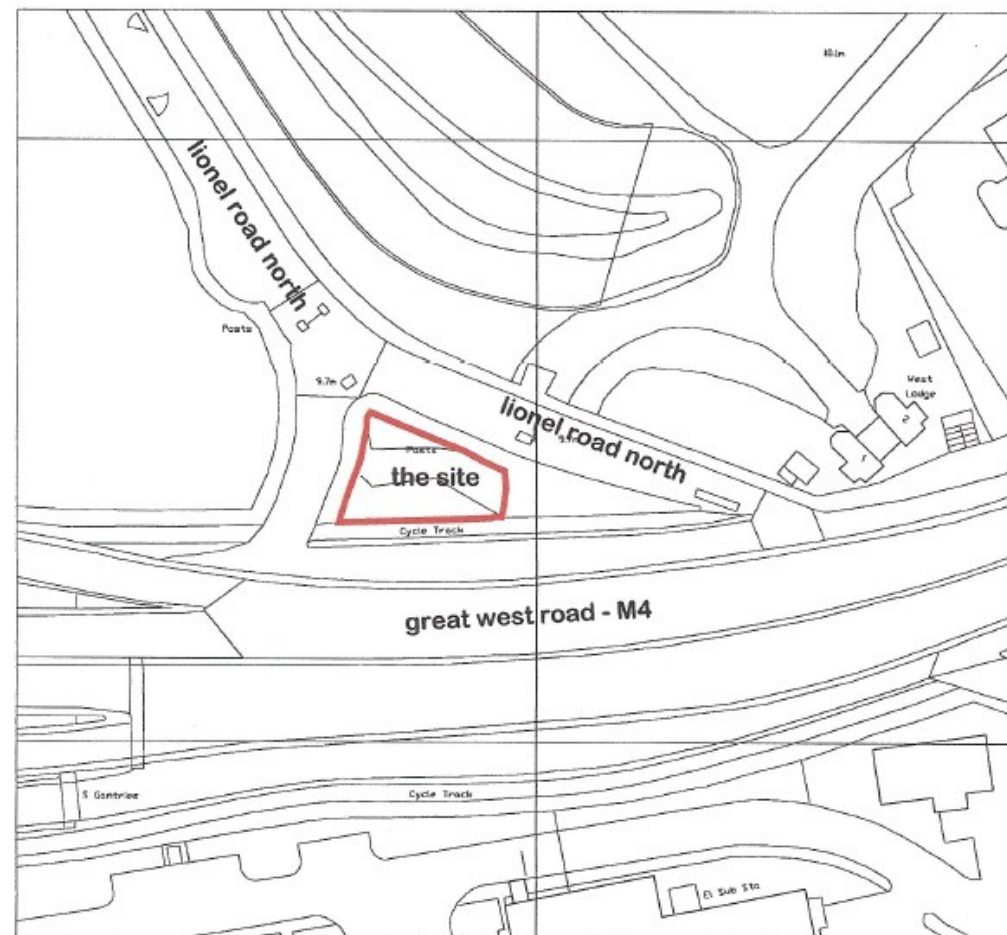
The property comprises the following approximate site area:

	Hectare	Acre
Total Site Area	0.034	0.085

Note: Unless otherwise stated, the site areas/dimensions are scaled from the existing plans and must be verified by interested parties.

Tenure

To let. The landlord would also consider entering into an agreement to lease and develop.

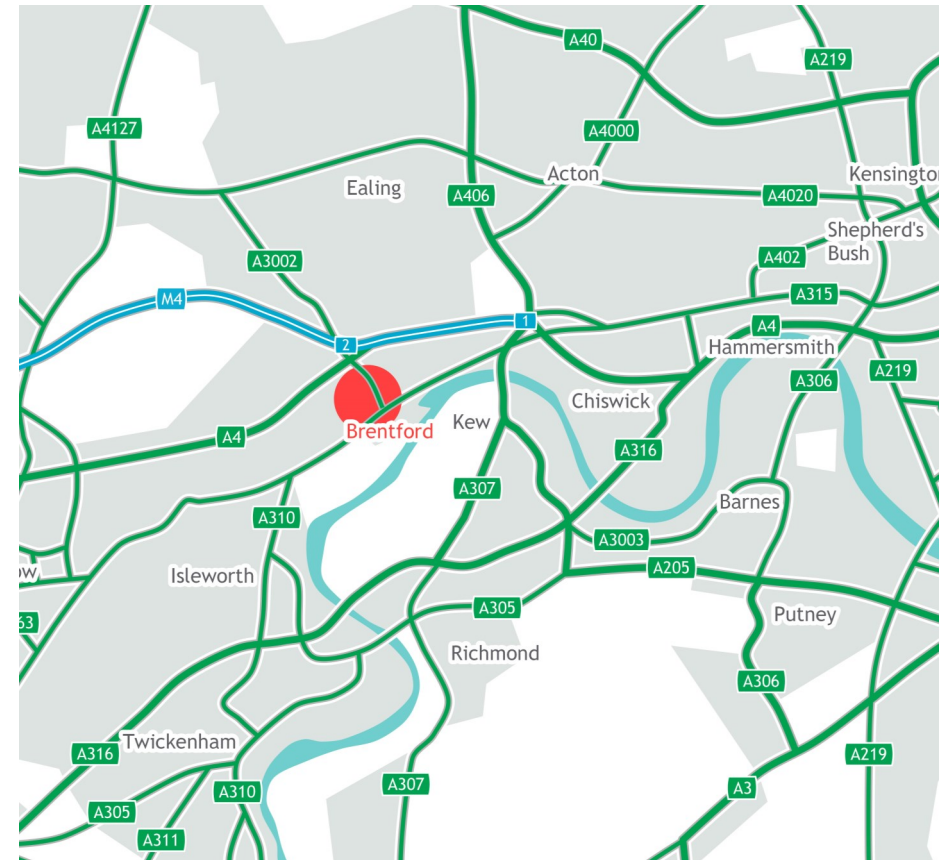


Terms

Interested parties are asked for confirmation of potential interest and indicative offers.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



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