

STORAGE / BUSINESS UNIT WITH ON-SITE CAR PARKING



Ground Floor - Unit 7, Brentford Business Centre, Commerce Road, Brentford, TW8 8LG

DESCRIPTION

The property comprises ground floor storage/production space within a two-storey, purpose built business unit constructed in the late 1980s. Brentford Business Centre comprises 15 units built around a landscaped courtyard with on-site car parking.

LOCATION

Brentford is situated mid-way between Central London and Heathrow Airport, each approximately 8 miles away. Commerce Road is directly off the A315, which provides access to the Chiswick Roundabout, A4 (Great West Road), and M4 (Junction 1). The M25 (Junction 15) is approximately 8 miles away.



Brentford (British Mainline)	0.7 miles
Syon Lane (British Mainline)	0.7 miles
Boston Manor (Piccadilly Line)	1.6 miles



A4 – Great West Road	0.9 miles
M4 – Junction 1 Brentford	1.5 miles
Heathrow Airport	7.8 miles

ACCOMMODATION

The approximate gross internal floor area is set out below:

Floor	Area sq. ft.	Area sq. m.
Ground Floor	565	52.5

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AMENITIES

- Roller shutter loading door
- Strip Lighting
- Gas central heating
- 2 on-site car parking spaces
- Carpeting to office area
- WC facilities



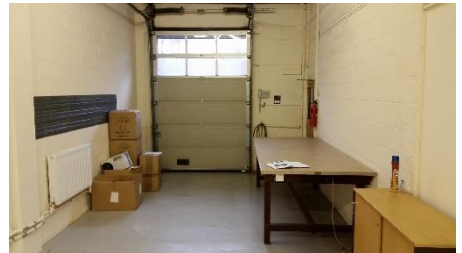
TERMS

A new FRI lease is available for a term to be agreed.

RENT

£13,000 per annum inclusive of: -

- Business rates
- Service charge
- Gas & electricity
- Business insurance



VAT

May be applicable in addition.

EPC

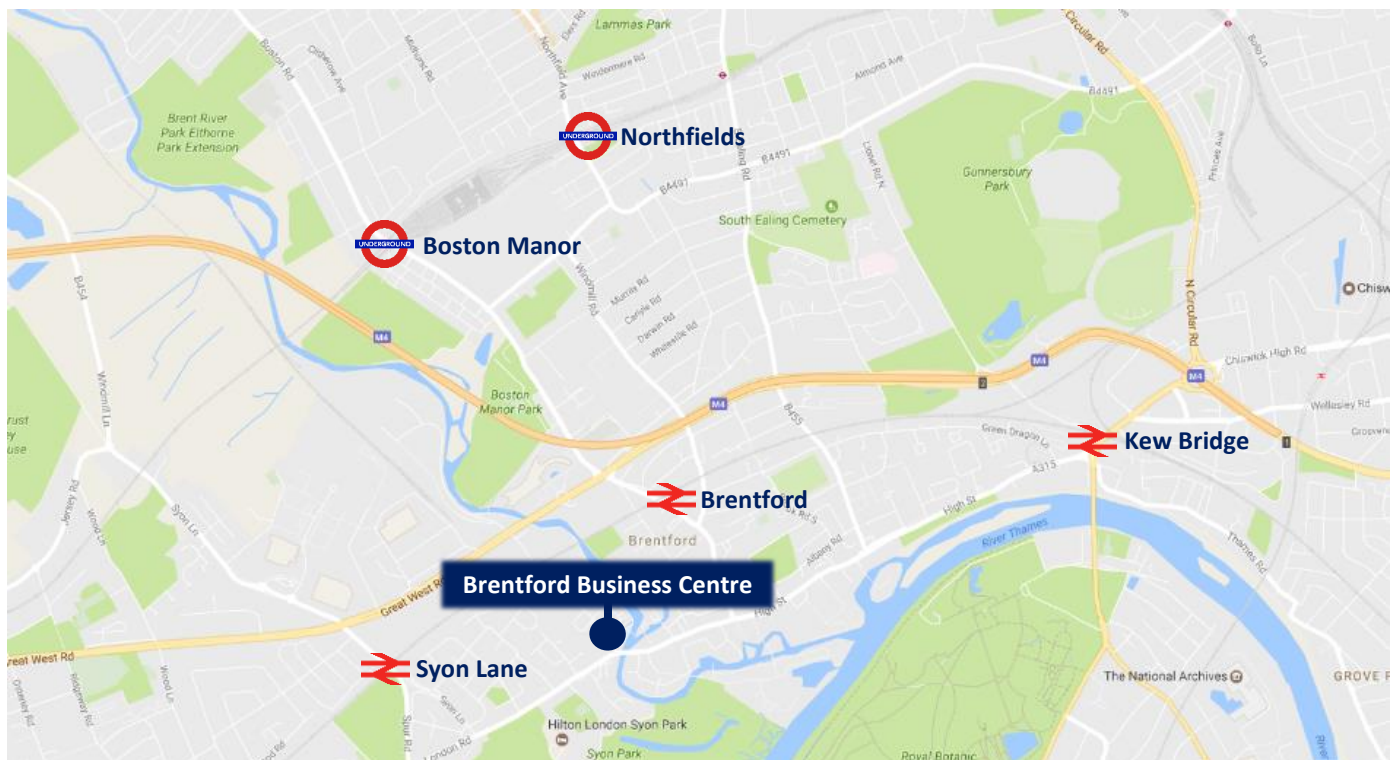
Rating: E (106)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Through prior arrangement with sole agent Vokins.



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SUBJECT TO CONTRACT