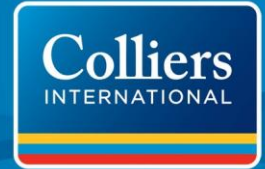


TO LET – PRELIMINARY DETAILS

Brentford Trade Counter Unit



Unit 4 Amalgamated Drive, Westcross Industrial Park, Brentford, TW8 9EZ

CONTACT US

- To be refurbished
- Available April 2017
- Brentford's prime trade location
- Estate recently modernised and resprayed
- Occupiers include Howdens, Plumbcentre, HSS, City Electrical Factors & Hilti Tool Hire.

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Property Ref: [23868](#)

12,106 sq ft (1,124.7 sq m)

Rent on application

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Unit 4 Amalgamated Drive, Westcross Industrial Park, Brentford, TW8 9EZ

DESCRIPTION

A prime Greater London multi-let trade park. The Estate offers the opportunity for occupiers to locate within a thriving business community fronting the A4 Great West Road mid-way between Central London and Heathrow. Offering a range of warehouse, industrial and trade counter units ranging in size from approximately 6,500 sqft to 20,000 sq ft. Join the likes of national trade counter brands:



LOCATION

Brentford is located approximately eight miles west of Central London and one mile west of Chiswick. The A406 North Circular meets the A4 and M4 Junction 1 approximately one mile east of Westcross. Brentford is in the London Borough of Hounslow and the subject property is close to the border with the London Borough of Ealing. Shepherds Bush is 4.5 miles to the east. Heathrow Airport is approximately 7.5 miles to the west and is easily accessed via the M4 or A4. South Ealing Station is 0.6 miles to the north (Zone 3).

RATEABLE VALUE

Interested parties are advised to make their own enquiries with the local council in regards to rates payable.

TENURE

A new full repairing and insuring lease on terms to be agreed.

RENT

Rent on application

LEGAL COSTS

Each party to bear their own respective costs involved in the transaction.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

EPC RATING

To be confirmed post refurbishment.

FURTHER INFORMATION

For further information, contact us or our joint agents:



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