



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



Unit 1, Printmakers Yard Brentford High Street, TW8

**BRAND NEW COMMERCIAL UNIT (CLASS E)
FOR RENT (2,921 SQ FT)**

Summary

Commercial Offering

Ground floor, high street unit being offered in shell condition, to include screeded floors, glazing and capped services (electric and water)

Well-Connected

Units are nestled on Brentford High Street, just a 10- minute walk to Brentford Station (National Rail)

Overall Scheme

The development is being delivered by Fairview New Homes in partnership with Latimer and will deliver 333-new apartments, along with 8 commercial units, fronting the Thames Path and busy, Brentford High Street

Terms

Unit 01, (2,921 sqft) available now to rent at £85,000pax + VAT (£29psft).

Unit benefits from flexible Class-E use and suitable for a range of occupiers.



Location

Unit 01 can be accessed directly from Brentford High Street and the Thames Path, benefitting from regular passing trade from both residents and commercial occupiers.

The unit will benefit from a captive and affluent catchment as follows:

24,102 people within a 5-minute drive & 289,804 people within a 10-minute drive
Brentford Town Centre boasts a retail catchment of 56,055 people

65% of households are categorised within the most affluent ABC1 social grades (National Average of 53%)



VAT

The property is elected for VAT and therefore VAT will be charged on the rent.

Business Rates

Exact figures will only be available once the property has been rated by the VOA.

Occupiers should make their own enquires with Hounslow Council for more accurate estimates.

Service Charge

Service charge is estimated at £440 per annum, payable to the management company and subject to change

Terms

To Let - £85,000 per annum (£29 psf) exclusive (new FRI lease)

Floor Plans

Further information is available upon request.



CONTACT US

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