



## Suit A, Ferry Quays Courtyard 56-57, High Street, Brentford, TW8 0AH

### SUMMARY

- Offices space available in Brentford
- Suitable for various businesses (STP)
- Based on Brentford High Street
- One car parking space available
- Ground floor office space
- Unit benefits from B1
- Good transport links
- Open plan space

### DESCRIPTION

Modern office space available to let in Brentford. The unit benefits from B1 class use and is currently occupied as an office. The unit offer ground floor space of 710.80sqft and will be given as vacant possession upon completion.

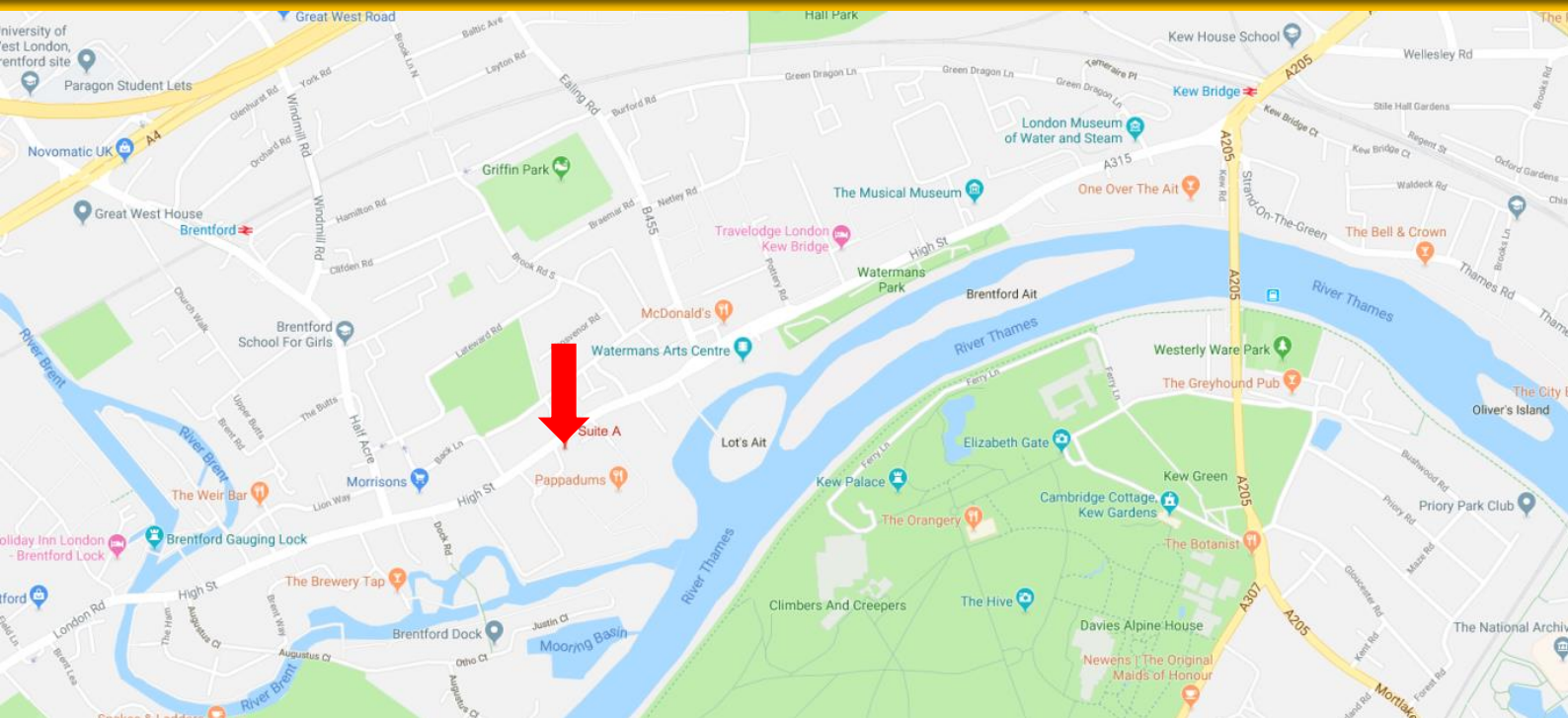
### SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Ground	66.06	710.80
Total		66.06	710.80

### LOCATION

The property is located within the London Borough of Hounslow which is located approximately 10 miles to the south west of Central London and 5.6 miles from Heathrow Airport. The property is a 15 minute walk to Kew Bridge Railway Station and 12 minutes to Brentford Railway Station. Central London (Waterloo Station) is 32 minutes by Overground.



## TENURE

Rental £16,000

## BUSINESS RATES

Rateable value £12,750

Payable Rates £6,120

Interested parties are advised to confirm the rating liability with the Local Authority on; 020 8583 4242

## VAT

To be confirmed

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, gives notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement.



## VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

**Ankur Lakhanpal** 0208 569 8500

E-mail: [ankur@monarchcommercial.co.uk](mailto:ankur@monarchcommercial.co.uk)

**Raj Sandhu** 0208 569 8500

E-mail: [Raj@monarchcommercial.co.uk](mailto:Raj@monarchcommercial.co.uk)