

**TO LET/ MAY SELL**

# DETACHED BUSINESS UNIT WITH TWO STOREY OFFICES AND YARDAGE\*

\*CURRENTLY USED AS A SUI-GENERIS ROYAL MAIL SORTING OFFICE, SUITABLE FOR WAREHOUSING OR LIGHT INDUSTRIAL STPP



**50 London Road  
Brentford, London TW8 8JL**

**16,502 sq. ft.  
(1,533 sq. m.)**





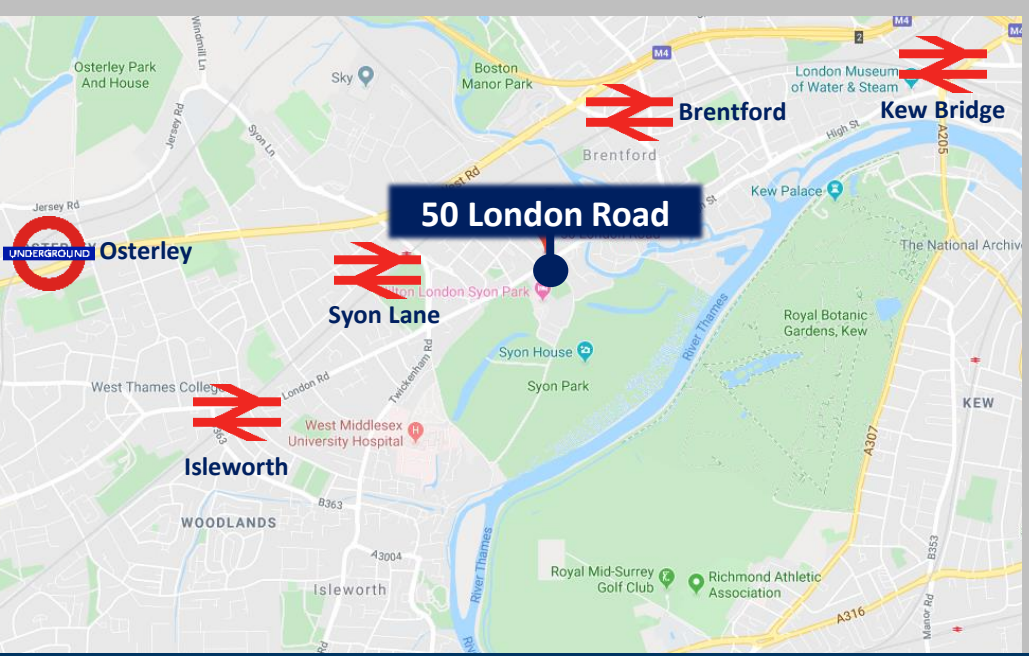
# 50 London Road, Brentford, London TW8 8JL

## Location

The property is situated on the north side of London Road (A315) which adjoins the High Street to the western side of Brentford town centre.

The property is approximately 9 miles from central London, and 6.5 miles from Heathrow Airport. The A4 is approximately  $\frac{3}{4}$  of a mile from the building, and Junction 2 of the M4 is approximately 2.5 miles distant.

Brentford train station is a short drive from the property, providing direct trains to London Waterloo, with an estimated journey time of circa 30 minutes.



A4 – Great West Road	0.75 miles
Heathrow Airport	6.5 miles
M4 – Junction 2	2.5 miles



Boston Manor (Piccadilly Line)	1.5 miles
Brentford (British Mainline)	0.5 miles

# 50 London Road, Brentford, London TW8 8JL

## The Property

50 London Road comprises a detached building, constructed in the 1980s of steel portal frame construction, with glazed and brick elevations to the front section, together with a single loading door.

The premises has been used as a sui-generis Royal Mail sorting office for a large number of years. Subject to planning permission, the property could suit warehousing/ light industrial or other employment generating uses.

## Accommodation

The property offers the following approximate Gross Internal Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Warehouse	10,495	975
Ground Floor Office	2,648	246
Ground Floor Loading	377	35
First Floor – Canteen Office	2,648	246
Storage Above Loading	334	31
<b>TOTAL</b>	<b>16,502</b>	<b>1,533</b>



## Amenities

The property benefits from the following amenities: -

- Single loading door, approximately 4.5m x 4.5m
- Separate pedestrian access
- Yard and car parking
- Blower heating to warehouse
- 2 storey offices
- Separate male & female WCs on ground and first floor
- Ground and first floor offices with mechanical ventilation.





# 50 London Road, Brentford, London TW8 8JL

## Terms

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

Alternatively, a sale on the basis of a 999 year long leasehold interest may be considered for commercial use classes only.

Lease: £14.00 per sq. ft + VAT pax. Sale: Price upon application.

VAT is applicable.

## Business Rates

According to the Valuation Office website the current rateable value of the property is £141,000.

Rates payable 2019/2020 = approximately £71,064 per annum.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

## Legal Costs

Each party to bear their own legal costs.

## Viewing

Strictly through prior arrangement with joint sole agent Vokins.



### Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.



John Vokins  
[j.vokins@vokins.co.uk](mailto:j.vokins@vokins.co.uk)  
020 8400 9000