

**TO LET**

**565 SQ FT (52.5 SQ M)**

## **BUSINESS UNIT**

**AVAILABLE NOW - ECONOMICAL RENTAL TERMS**



**Ground Floor, Unit 7  
Brentord Business Centre  
Commerce Road  
Brentford, Middlesex  
TW8 8LG**

Prospect House, 67 Boston Manor Road, Brentford, Middlesex TW8 9JQ  
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**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.



**LOCATION:** Brentford is situated mid-way between Central London and Heathrow Airport, each approximately 8 miles distance. Commerce Road is directly off the A315, which provides direct access to the Chiswick roundabout, A4 (Great West Road), and M4 (junction 1). The M25 (junction 15) is approximately 8 miles. Boston Manor and Osterley underground stations are the nearest, (Piccadilly Line), with Brentford British Rail Station providing rail links to Waterloo Station.

**DESCRIPTION:** The ground floor of a modern business unit constructed in the late 1980's, forming part of a business park of 15 units built around a landscaped courtyard.

The building provides ground floor production / storage space, with a loading door.

**AMENITIES:**

- Roller shutter loading door
- Strip lighting
- Gas central heating
- Concrete floor
- WC facilities
- On-site car parking

**ACCOMMODATION:** (All measurements are approximate gross internal)

	Sq. ft.	Sq. m.
<b>Ground Floor Warehouse/Office</b>	<b>565</b>	<b>52.5</b>

**TERMS:** The premises are available by way of a new Effective Full Repairing and Insuring Lease for a term to be agreed.

**RENT:** £11,200 per annum inclusive of business rates, service charge, building insurance and running costs.

**VAT:** VAT is applicable in addition.

**EPC:** An EPC has been commissioned and is available on request from the agents.

**LEGAL COSTS:** Each party to bear their own legal costs.

**VIEWING:** By appointment with sole agents Vokins.

For further information:

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**SUBJECT TO CONTRACT**