

TO LET

FIRST FLOOR SELF-CONTAINED OFFICE WITH AIR-CONDITIONING



Unit E, 30 Commerce Road
Brentford, TW8 8LE

1,502 SQ. FT.
(139.5 SQ M.)



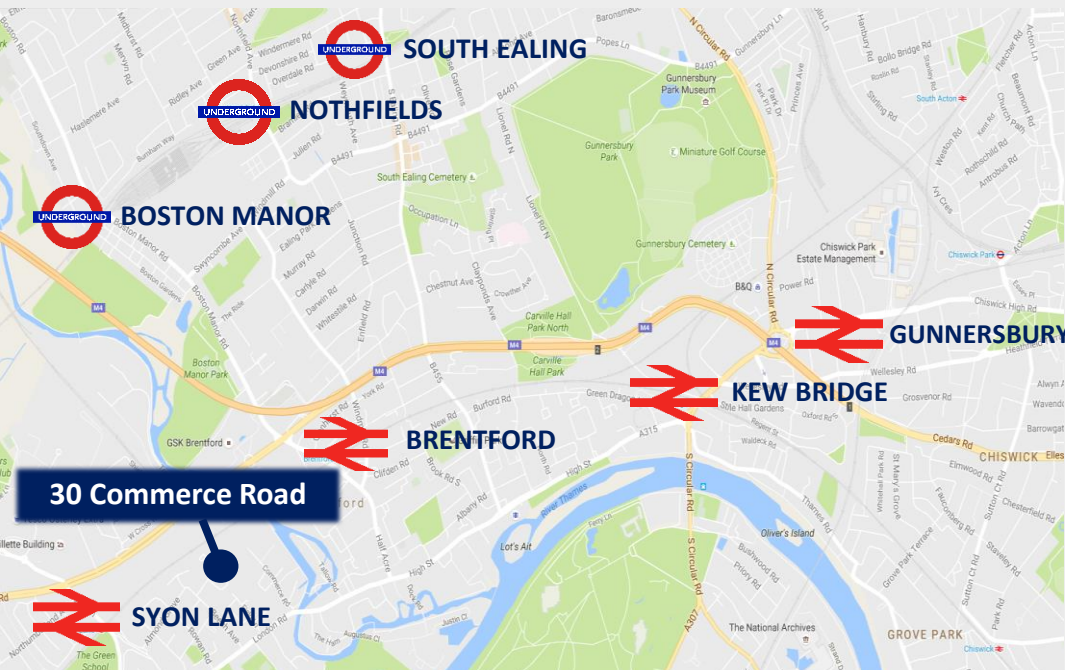
Unit E, 30 Commerce Road, Brentford, TW8 8LE

Location

The property is situated on Commerce Road, Brentford, which is mid-way between Central London and Heathrow Airport, each approximately 8 miles distant.

Commerce Road itself 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 away.

Boston Manor and Osterley underground stations (Piccadilly Line) are the closest, with Brentford British Rail Station providing rail links to Waterloo Station and Clapham Junction.



A4 – Great West Road	0.7 miles
M4 – Brentford	1.2 miles
North Circular – Chiswick	1.6 miles
Heathrow Airport	4.6 miles
Brentford (British Mainline)	0.6 miles
Syon Lane (British Mainline)	0.7 miles
Boston Manor (Piccadilly Line)	1.4 miles
Gunnersbury (District / Overground)	1.9 miles

The Property

The building generally is a converted two storey business unit, which in its current configuration comprises a retail shop and storage on the ground floor, with office space on the first floor.

The first-floor offices are self-contained due to the separate access at the rear of the building.

Car parking is available by separate negotiation.

Accommodation

The building comprises the following approximate net internal floor areas:-

Floor	Area sq. ft.	Area sq. m.
First Floor	1,502	139.5



Amenities

- Suspended ceilings with integrated CAT II lighting
- Windows with good natural light
- 24-hour access
- Gas central heating
- Kitchen facilities
- WCs
- Carpeting to office area



Terms

A new FRI lease is available for a term to be agreed at a rental of £18.00 per sq. ft.

Floor	Rent (per annum exclusive)	Rent (psf.)
First Floor	£27,036	£18.00

Business Rates

To be confirmed.

Service Charge

An estate charge will apply in addition.

EPC

Rating: E (118).

VAT

VAT will apply in addition.

USE

B1 (Offices)

Legal Costs

Each party to bear their own legal costs.

Viewing

Through prior arrangement with 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.