

# TO LET – GROUND FLOOR OFFICES

WATERSIDE OFFICES WITH CAR PARKING – FLEXIBLE LEASE AVAILABLE



**1,480 Sq. ft.**  
(137.5 Sq. m.)



**Unit 1 Spruce House**, Durham Wharf Drive, Brentford TW8 8HR

- Air-conditioned offices with storage and kitchen
- Good communications & transport accessibility
- Modern suite with riverside views and good natural light
- On-site car parking available

#### 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.





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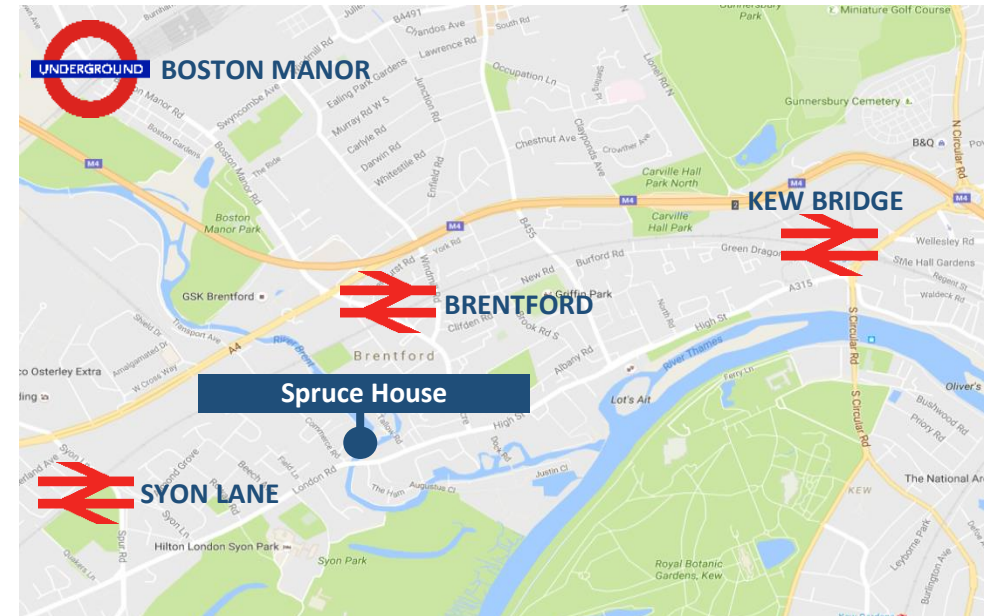
## LOCATION

Spruce House is located on Brentford Lock, which is a modern development situated off the west end of the High Street (A315) on the edge of Brentford Town Centre.

The premises are approximately 8 miles from Central London and 7 miles from Heathrow Airport.

There are excellent road communications via the nearby A4, and Brentford Rail Station is approximately 10 minutes' walk from the property.

The nearest underground station is Boston Manor (Piccadilly Line) which is approximately 5 minutes' drive.



A4 Great West Road	0.7 miles
North Circular – Chiswick	1.4 miles
M4 - Brentford	1.4 miles
Heathrow Airport	6.8 miles
M25 – Junction 14	9.6 miles



Brentford (British Mainline)	0.7 miles
Syon Lane (British Mainline)	0.8 miles
Boston Manor (Piccadilly Line)	1.3 miles
Northfields (Piccadilly Line)	1.5 miles
Gunnersbury (District Line)	2.2 miles

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## THE PROPERTY

Spruce House contains a high-quality waterside development of primarily residential accommodation, with hotel, office and retail elements incorporated.

This property comprises a ground-floor self-contained unit with kitchen facility, two storage rooms and separate male and female WCs. The suite is fitted to a good specification to include air-conditioning, under floor trunking, Cat II lighting and new carpeting.

In addition, there are two allocated car parking spaces demised in the estate car park.

## ACCOMMODATION

The approximate Net Internal floor is as follows: -

	Area sq. ft.	Area sq. m.
<b>First Floor</b>	<b>1,480</b>	<b>137.5</b>



## AMENITIES

The property offers the following amenities: -

- Air conditioning
- Suspended ceilings with CAT II recessed lighting
- Raised access floors
- Good natural light
- New carpeting
- Kitchen
- Separate male & female WCs
- Car parking

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## TERMS

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

## RENT

**£29,600 per annum exclusive** (£20.00 per sq. ft.).

## RATES

According to the Valuation Office Agency website, the rateable value for the property is £18,750.

The approximate rates payable for 2018/2019 = £9,243.75.

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



## VAT

VAT is applicable in addition.

## EPC

EPC Rating: D (94).

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly through prior arrangement with sole agent Vokins.

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