

TO LET

NEWLY REFURBISHED, AIR CONDITIONED OFFICE SPACE. ON-SITE CAR PARKING.
SIGNAGE OPPORTUNITY ONTO A4 GREAT WEST ROAD

REDUCED RENTAL



NO VAT ON RENT (IDEAL FOR CHARITABLE ORGANISATION)

**80 Windmill Road,
Brentford, TW8 0QH**

**1,219 - 2,620 SQ. FT.
(113.24 - 243.40 SQ M.)**



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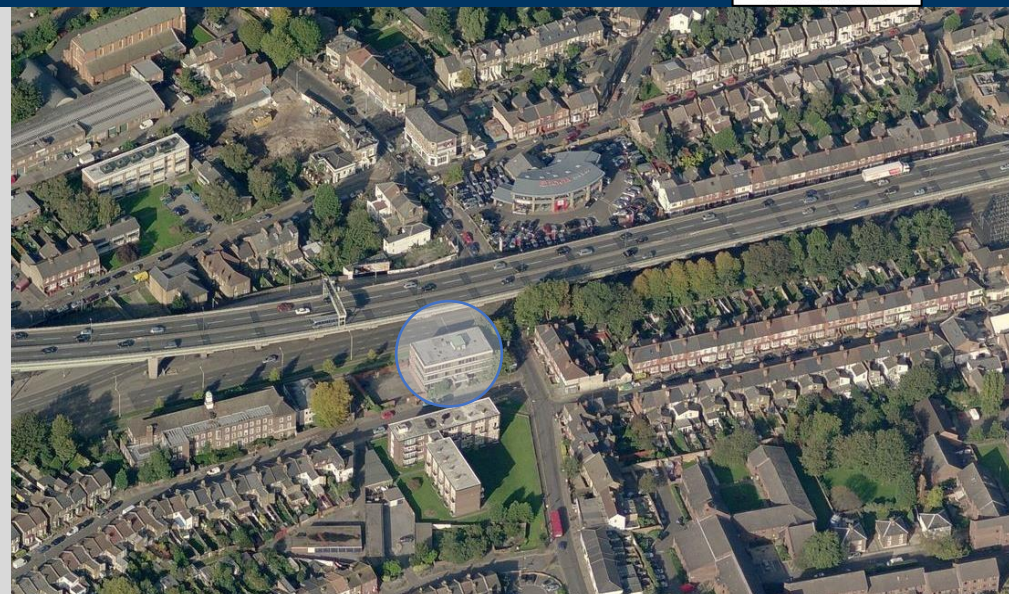
Location

The property is situated fronting the west side of Windmill Road (B452) at its junction with the south side of the Great West Road (A4), where this part of the site also fronts the elevated section of the M4.

The A4 and M4 provide excellent links to Central London and the M25, and the nearby Chiswick roundabout connects to Gunnersbury Avenue (A406) and the North Circular Road.

Northfields underground station (Piccadilly Line) and Brentford Mainline Station are both less than a mile away from the property.

There are amenities within walking distance to include Sainsbury's Local, Cybertots Nursery, Dry Cleaners, RADA café, Reunion café and bar, Goodfillas and Novotel, as well as multiple office occupiers.



M4 – Brentford (Junction 1)	0.4 miles
A4 – Great West Road	0.1 miles
Heathrow Airport	5.4 miles



Brentford (British Mainline)	0.2 miles
Northfields Station (Piccadilly Line)	0.8 miles
Boston Manor (Piccadilly Line)	1.0 mile

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The Property

The offices are accessed via a modernised shared ground floor reception. There is both a staircase and passenger lift.

Internally, the space has recently been refurbished and provides modernised open plan office space with good natural light.

Accommodation

The approximate Gross Internal Floor area is set out below: -

Floor	Area sq. ft.	Area sq. m.
Second	1,219 - 2,620	113.24 - 243.47
Total	2,620	243.47



Amenities

- Excellent local transport links
- Air conditioning
- Suspended ceilings
- Recessed LED Panel lighting
- 8-person lift
- New carpeting
- Intercom system & fob access
- Double glazing
- On site car parking



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Terms

A new Fully Repairing and Insuring lease is available for a term to be agreed at a rental of £41,920 per annum exclusive (£16.00 per sq. ft) for the entire floor. Should the suite be subdivided, then £17.50 per sq. ft. exclusive would apply.

*Note: - VAT does not apply to the rent, which would be of interest to Charities or organisations unable to reclaim VAT.

Rates

To be assessed.

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

VAT

VAT is not applicable.

Service Charge

A service charge will apply in addition which is estimated at £3.50 per sq. ft. per annum.

Legal Costs

Each party to bear their own legal costs.

Car Parking

4 car parking spaces are allocated to the floor.

EPC

Rating: B (41).

Viewing

Through prior arrangement through 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.

Patricia Hasmasan
p.hasmasan@vokins.co.uk
 020 8400 8898

John Vokins
j.vokins@vokins.co.uk
 020 8400 9000