

# For Sale / To Let

## GROUND FLOOR COMMERCIAL UNIT WITHIN NEW DEVELOPMENT (D1 USE)



### Reynard Mills, Windmill Road, Brentford, TW8 9LY

**1,076 SQ FT (100 SQ M)**

#### DESCRIPTION

The property comprises ground floor self-contained space within Reynard Mills Development, together with an ancillary patio, and access to a nearby commercial refuse area.

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

Floor	Area sq. ft.	Area sq. m.
Demise	1,076	100
<b>Total</b>	<b>1,076</b>	<b>100</b>

#### LOCATION

Reynard Mills is located less than 0.25 mile from the A4, Great West Road in Brentford. It is accessed from Windmill Road (B452). Junction 2 of the M4 motorway is approximately 1.5 miles, as are the A 205 South Circular and A 406 North Circular Road.

The nearest underground station is Northfields (Piccadilly Line), which is approximately 10 minutes' walk also.



A4 – Great West Road 0.2 miles  
M4 –Junction 2 1.5 miles  
Heathrow Airport 6.6 miles



Brentford (Underground) 0.4 miles  
Northfields (Piccadilly Line) 0.6 miles  
Boston Manor (Piccadilly Line) 0.8 miles

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## TENURE

**Long Leasehold:** The unit is available on a Long leasehold of 125-years at a ground rent of £300 per annum, which will double on a 25-yearly basis.

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

Size Sq. Ft.	Shell and Core Rental Conventional Lease	Shell and Core Long Leasehold Sale
1,076	£20.00 per sq. ft.	<b>£300,000</b> (£278.81 per sq. ft.)
Car Parking: Lease £875 Pax. per space in addition. Purchase £15,000 per space in addition.		



## CAR PARKING

2 car parking spaces are allocated to the unit, together with shared use of 6 visitor car parking spaces, which benefit from electric charging points.

## SERVICE CHARGE

A service charge will apply in addition. Further details available from the agents.

## RATES

To be assessed.

## VAT

VAT is applicable.

## USE

D1 / B1 (May be considered subject to planning).

## EPC

An EPC has been commissioned and is available from the agents upon request.

## LEGAL COSTS

Both parties to bear their own legal costs.

## VIEWING

Through prior arrangement with joint sole agents Vokins.



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