For Sale / To Let

GROUND FLOOR COMMERCIAL UNIT WITHIN NEW DEVELOPMENT (D1 USE)





DKINS

CHARTERED SURVEYORS

020 8400 9000

www.vokins.co.uk



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
Total	1,076	100

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
Brentford (Underground) Northfields (Piccadilly Line)	0.4 miles 0.6 miles

The Summit Suite, Floor 25, Kew Eye Apartments, Ealing Road, Brentford, TW8 0GA)00 | Fax: +44 20 8400 9001 | Email: <u>info@vokins.co.uk</u> | <u>www.vokins.co.uk</u> | <u>www.thesummitsuite.co.uk</u>

Office: +44 20 8400 9000

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.





Reynard Mills, Windmill Road, Brentford, TW8 9LY

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:

CAR PARKING

SERVICE CHARGE

RATES

VAT

USE

EPC

LEGAL COSTS

VIEWING

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.	£300,000 (£278.81 per sq. ft.)
Car Parking: Lease £875 Pax. per space in addition. Purchase £15,000 per space in addition.		

2 car parking spaces are allocated to the unit, together with shared use of 6 visitor car parking spaces, which

A service charge will apply in addition. Further details

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

Both parties to bear their own legal costs.

An EPC has been commissioned and is available from

Through prior arrangement with joint sole agents

benefit from electric charging points.

available from the agents.

the agents upon request.

To be assessed.

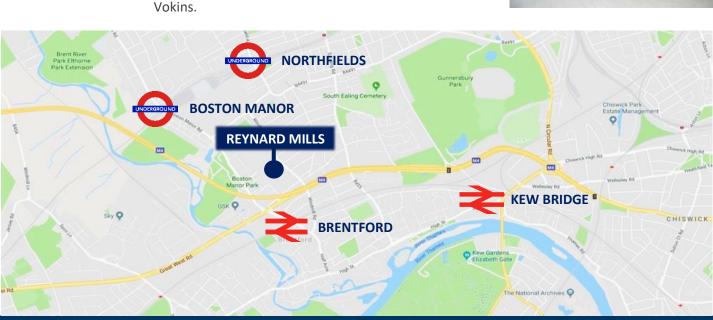
VAT is applicable.











Luke Storey 020 8400 8876 I.storey@vokins.co.uk John Vokins 020 8400 9000 j.vokins@vokins.co.uk Patricia Hasmasan 020 8400 8898 <u>p.hasmasan@vokins.co.uk</u>

SUBJECT TO CONTRACT